

# THE GROVES NEIGHBORHOOD

## ROGERS, AR

### EDA Project No. 1860

### November 25, 2015

CONCRETE NOTES:

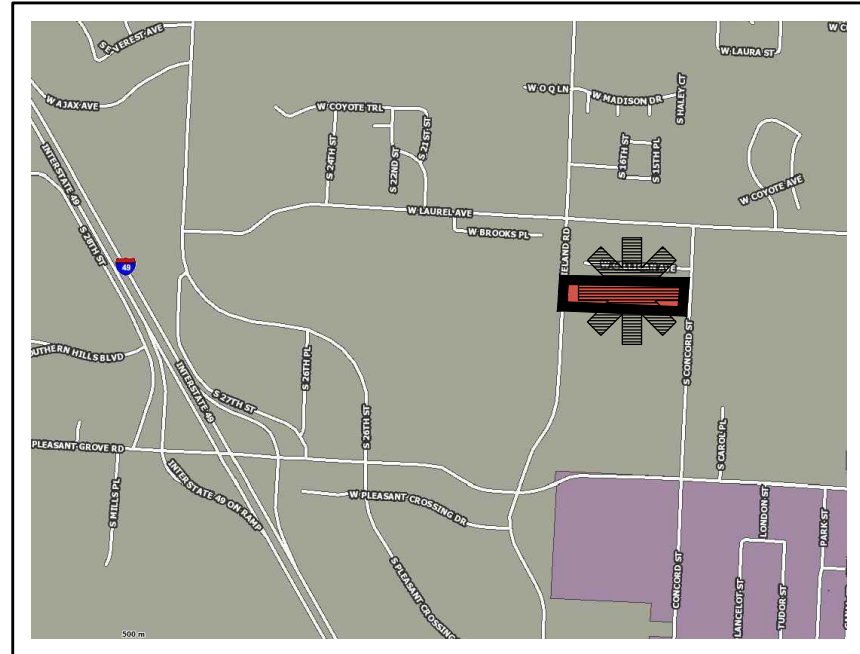
- 1) CONCRETE STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 501.
- 2) CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI WITH A FOUR INCH MAXIMUM SLUMP. CONCRETE SHALL COMPLY WITH TYPE 1 PORTLAND CEMENT COMPLIANCE WITH AGI COMMITTEE 318-89 REQUIREMENTS.
- 3) REINFORCING STEEL AND WELDED WIRE FABRIC SHALL BE AS SPECIFIED IN THE CONSTRUCTION DETAILS.
- 4) VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE SPECIFICATIONS.
- 5) THE CONTRACTOR SHALL PROVIDE CONSTRUCTION JOINTS BY SAW-CUT OR OTHER APPROVED MEANS. THE CONSTRUCTION JOINTS SHALL BE LOCATED 15-FOOT ON-CENTERS, MAXIMUM EACH WAY. THE CONSTRUCTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH EQUAL TO AT LEAST 1/4 CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE ENGINEER OR AS DETAILED ON PLANS.

GENERAL NOTES:

- 1) THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT.
- 2) THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE GENERAL IN NATURE AND ARE BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF ALL UTILITIES BEFORE PROCEEDING WITH THE CONSTRUCTION.
- 3) OTHER CONTRACTORS, LABORERS, WORKMEN, UTILITY COMPANIES, ETC., MAY BE WORKING WITHIN OR AROUND THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHERS TO MINIMIZE ANY CONFLICTS THAT ARISE.
- 4) IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.
- 5) CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- 6) ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET OR EXCEED THE MINIMUM STANDARD AS SPECIFIED BY THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND THE CITY OR COUNTY WITH JURISDICTION.
- 7) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, PAYING AND POSTING FOR ALL PAYMENT, PERFORMANCE, AND MAINTENANCE BONDS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
- 8) ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES WHEN WORKING IN ANY RIGHT OF WAY. SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL GUIDELINES AND REGULATIONS.
- 9) THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARDS.
- 10) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY MEASURES TO PROVIDE ADEQUATE TRENCH SAFETY, AND ALL OTHER ITEMS NECESSARY TO SATISFY ACT 291-1993 OF THE STATE OF ARKANSAS.
- 11) THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER BEFORE BEGINNING CONSTRUCTION, THE PROCUREMENT AND LOCATION OF ALL EASEMENTS, TEMPORARY AND PERMANENT, NECESSARY TO CARRY OUT THE WORK OUTLINED WITHIN THESE DRAWINGS AND RELATED CONTRACT DOCUMENTS. PRIOR TO ANY CONSTRUCTION ACTIVITIES OFF THE SUBJECT PROPERTY, CONSTRUCTION STAKING OF PROPOSED WORK BY ENGINEER DOES NOT CONSTITUTE VERIFICATION OF EASEMENT OR AUTHORIZE THE CONTRACTOR TO PROCEED WITH WORK. VERIFICATION SHALL BE IN WRITING FROM ENGINEER.
- 12) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS PERTAINING TO THE AUTHORIZATION TO DISCHARGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM AND THE ARKANSAS WATER AND AIR POLLUTION CONTROL ACT. CONTRACTOR IS TO FILE NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY.

OTHER NOTES:

- 1) THE REVIEW BY THE ENGINEERING DIVISION WAS FOR GENERAL COMPLIANCE AND DOES NOT WARRANT YOUR DESIGN AND DOES NOT RELIEVE THE OWNER FROM ANY ITEMS DISCOVERED DURING CONSTRUCTION OR FURTHER REVIEW, WHICH ARE DEEMED NECESSARY TO COMPLY WITH CITY ORDINANCES AND CRITERIA. THE APPROVAL OF ENGINEERING ITEMS ON THE PLANS FOR WATER, SEWER, DRAINAGE AND GRADING IS NOT A GUARANTEE OF APPROVAL OF THIS PROJECT BY OTHER CITY DIVISIONS.
- 2) THE ENGINEER OF RECORD SHALL PROVIDE "FULL TIME" INSPECTION FOR UTILITIES AND "PART TIME" INSPECTION FOR THE STORM DRAINAGE AND ROADWAY CONSTRUCTION FOR THIS PROJECT. THE ENGINEER OF RECORD SHALL ALSO REVIEW AND APPROVE MATERIAL SUBMITTALS (APPROVED SUBMITTALS SHALL BE SUBMITTED TO THE CITY OF CONCURRENCE BEFORE MATERIAL IS ORDERED). WEEKLY INSPECTIONS REPORTS SHOULD BE SUBMITTED TO THE CITY OF FAYETTEVILLE'S PUBLIC WORKS INSPECTOR.
- 3) REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH WASHINGTON COUNTY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEERS DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERROR, OMISSIONS OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE COUNTY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD THAT REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION TO BE PAID FOR BY THE DEVELOPER.



Vicinity Map

Not to Scale  
map source: Benton County, AR online GIS mapping service

OWNER:  
PWX LLC  
1701 CENTERVIEW DR STE 102  
LITTLE ROCK, AR 72211-4311

DEVELOPER:  
GARRISON RODDEY  
2328 S. 8th STREET, SUITE A  
ROGERS, AR 72758-1000  
(479) 899-8924



**Earthplan  
Design  
Alternatives, PA**  
Civil Engineering / Landscape Architecture

134 West Emma Avenue • Springdale, Arkansas 72764  
(479) 756-1266 • FAX: (479) 756-2129  
www.eda-pa.com

CITY AND UTILITY CONTACTS:

**Planning Dept.:** City of Rogers, Derrell Smith, 301 W. Chestnut Street, Rogers, Arkansas 72756, (479) 621-1186  
**Engineering:** City of Rogers, Nathan Becknell or Lance Jobe, 301 W. Chestnut Street, Rogers, Arkansas 72756, (479) 621-1186  
**Wastewater Dept.:** City of Bentonville, Mike Roberts, 1901 N.E. "A" Street, Bentonville, AR 72712, (479) 271-3160  
**Transportation Dept.:** City of Rogers, Steve Glass 301 W. Chestnut Street, Rogers, Arkansas 72756, (479) 621-1186  
**Rogers Water Utilities:** Tom McAlister, P.O. Box 338 601 S. 2nd Street, Rogers, AR 72756, (479) 621-1142  
**Electric Dept.:** City of Rogers, Travis Matlock, PE, 501 S.E. 3rd Street #C, Bentonville, AR 72712, (479) 271-3137  
**SourceGas:** Dana Scott, 1255 N. 13th Street, Rogers, AR 72756, (479) 636-2404  
**S.B.C.:** Rick Mayes, 114 N. East, Fayetteville, AR 72792, (479) 442-3227  
**Cox Communications:** Len Hogan, 4901 S. 48th Street, Springdale, AR 72762, (479) 717-3610

ALL CONSTRUCTION SHALL CONFORM TO THE AHTD SPECIFICATIONS, THE CITY OF ROGERS SPECIFICATIONS OR THE SPECIFICATIONS WRITTEN FOR THIS PROJECT, WHICHEVER IS MORE STRINGENT



REVEGETATION REQUIREMENTS:

1. 0% TO 10% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING, SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUN-OFF IN NO MORE THAN TWO GROWING SEASONS.
2. 10% TO 25% EXISTING GRADE: REVEGETATION SHALL BE A MINIMUM OF HYDROSEEDING WITH MULCH AND FERTILIZER, STAKED SOD AND / OR GROUND COVER, SAID PLANTINGS SHALL PROVIDE COMPLETE AND UNIFORM COVER IN NO MORE THAN TWO GROWING SEASONS.
3. 25% TO 33% FINISH GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND PLANTED WITH GROUND COVER (PER CITY STANDARDS) OR COVERED WITH RIP-RAP. IF RIP-RAP IS USED, THE SLOPE'S STABILITY AND ERODABILITY MUST BE EQUIVALENT TO OR BETTER THAN IT'S PREDEVELOPED STATE.
4. MORE THAN 33% FINISH GRADE: ANY FINISH GRADE OVER 33% REQUIRES LANDSCAPE FABRIC AND STABILIZATION.

PAVING NOTES:

- 1) ASPHALTIC CONCRETE SURFACE AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTIONS 406 AND 303.
- 2) AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS.
- 3) CRUSHED STONE BASE SHALL BE CLEAN CRUSHER RUN STONE IN THE THICKNESS AND COMPACTION REQUIREMENTS AS REQUIRED AND SPECIFIED ON THE PLANS. CRUSHED STONE BASE COURSE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS FOR CLASS 7 BASE MATERIAL AS REQUIRED BY THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT.
- 4) BITUMINOUS PRIME COAT SHALL BE CUTBACK ASPHALT, TYPE MC-30 OR MC-70 IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STATE HIGHWAY SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- 5) HOT-MIX ASPHALTIC CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 409, MATERIALS AND EQUIPMENT FOR HOT MIX BITUMINOUS BINDER AND SURFACE COURSES IN THE ARKANSAS STATE HIGHWAY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

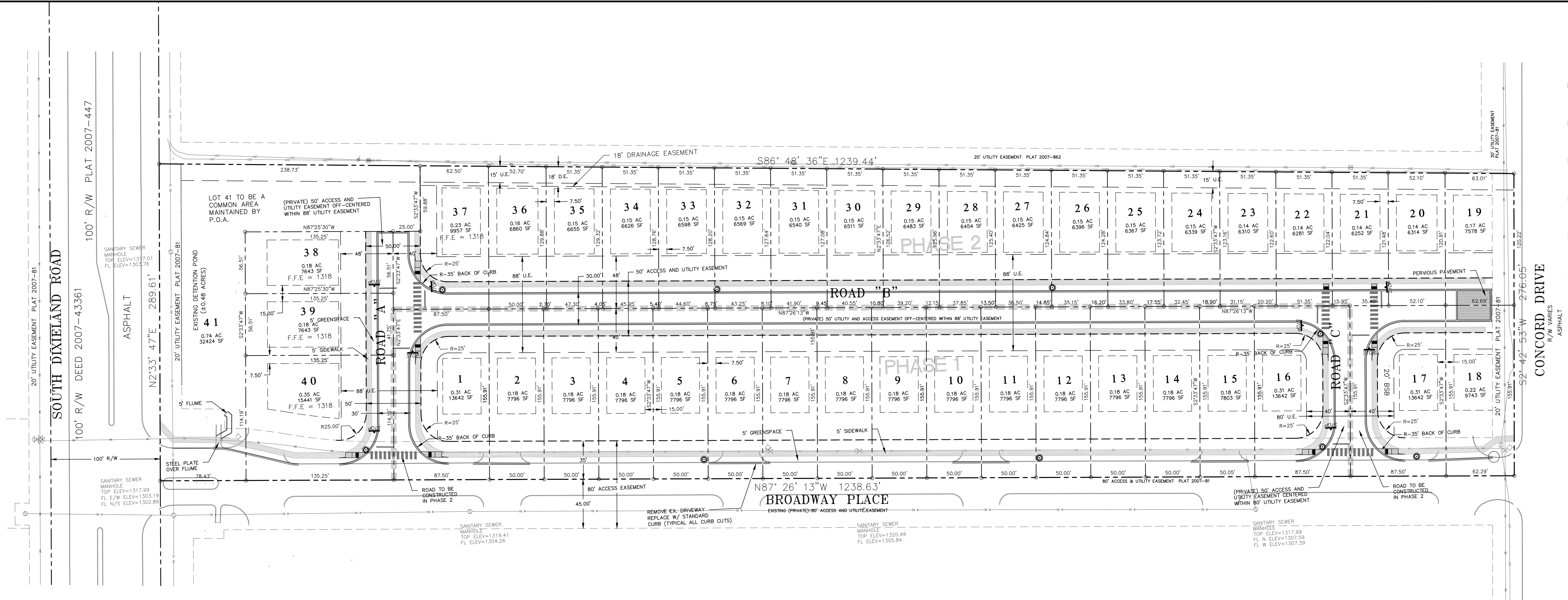
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RWU Standard Water Details

## SHEET

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**SURVEY DESCRIPTION: PROPOSED LOT 19-A**

Part of Lot 19 of The Grove Phase III, Rogers, Benton County, Arkansas as shown on Plat Book 2007, Page 862, being more particularly described as follows:

Beginning at the northeast corner of said Lot 19; Thence S 02°42'53" W along the east line of said Lot 19, a distance of 276.05 feet; Thence N 87°26'13" W, a distance of 1238.63 feet to the west line of said Lot 19; Thence N 02°33'47" E along the west line of said Lot 19, a distance of 289.61 feet to the northwest corner of said Lot 19; Thence S 86°48'36" E along the north line of said Lot 19, a distance of 1239.44 feet to the Point of Beginning, containing 8.05 acres more or less.

**FLOOD CERTIFICATION:**

THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP # 05007C0270 K, DATED JUNE 5, 2012.

THIS BOUNDARY SURVEY WAS COMPLETED ON DECEMBER 13, 2004 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

**PROJECT SITE ZONING:**

CURRENT ZONING: REVISED PUD FOR RSF-5  
NATURE AND EXTENT OF TREE COVER: THERE ARE 4 SIGNIFICANT TREES ON SITE (NOT SHOWN)  
NATURE OF SURROUNDING DEVELOPMENT: AGRICULTURAL, SINGLE FAMILY DEVELOPMENT  
NATURE OF PROPOSED DEVELOPMENT: SINGLE FAMILY RESIDENTIAL HOMES  
TOTAL PROJECT DENSITY: APPROXIMATELY 8.05 ACRES / 40 HOMES BEING PROPOSED = PROPOSED DENSITY OF 5 UNITS PER ACRE

**NOTES:**

- BUILDING SETBACK LINES shown on this plat are as follows:  
Front Yard Setbacks—25 ft. from street right-of-way.  
Rear Yard Setbacks & Exterior Side Setbacks —20 ft. from rear property line  
Side Yard Setbacks—7.5 ft. interior
- THERE IS TO BE A 3' CLEAR SPACE AROUND ALL FIRE HYDRANTS.
- FINISH FLOOR ELEVATIONS are to be a minimum of one (1) foot above the curb elevation fronting the lot being built on.
- COMMON AREAS are for the use and enjoyment of the residences of The Groves.
- SIDEWALKS will be constructed by the home builder of each lot per the City of Rogers Code, Sections 37 and 51.
- Handicapped Ramps to be constructed per City of Rogers specification and details.
- Open space calculation:  
8.05 acre gross site acreage, 7.34 acre net site area (disregard detention lot # 41)  
3.99 acre gross open space, 3.28 acre net open space (disregard detention lot # 41)  
50% total gross open space, 41% net open space – Required minimum open space is 30%

**ROGERS PLANNING COMMISSION ACCEPTANCE:**

Approved and recommended for acceptance by the City Planning Commission of Rogers, Arkansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Chairman

**ROGERS CITY COUNCIL ACCEPTANCE:**

This plat is hereby accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by the Rogers City Council.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

STATE OF ARKANSAS  
COUNTY OF BENTON

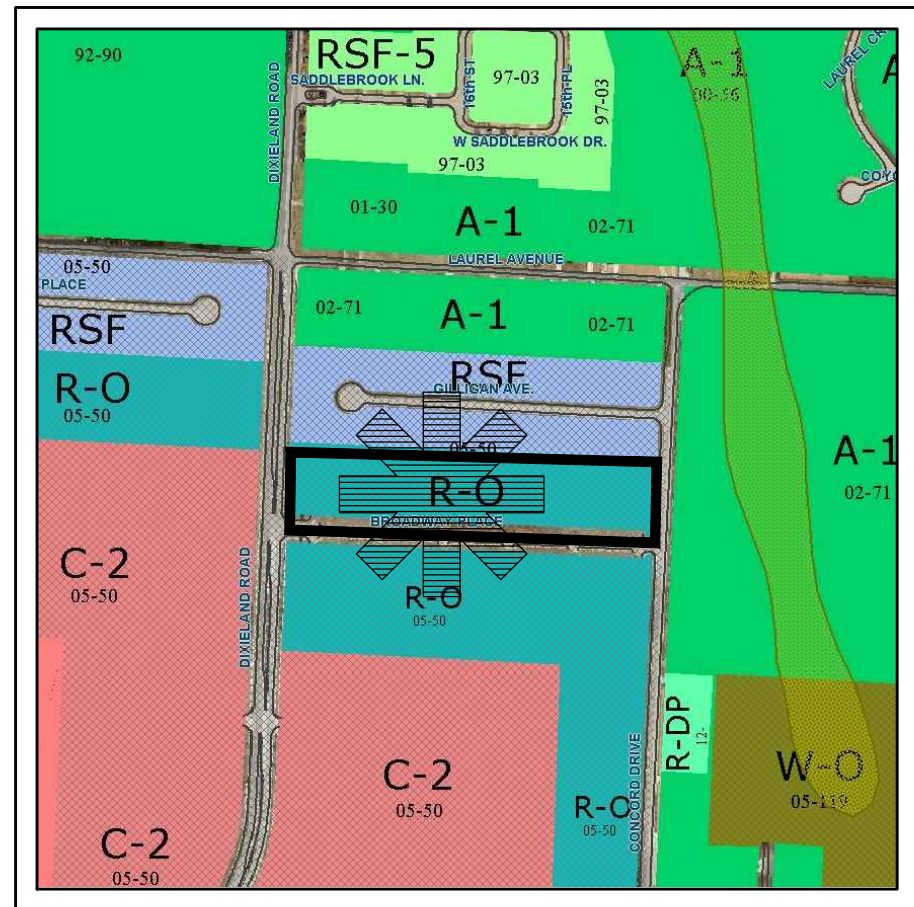
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**CERTIFICATE OF DEDICATION:** We, the undersigned owners of the real estate shown and described hereon, do hereby dedicate to the public all streets, alleys, parks and other public lands shown upon this plat and do hereby establish the easements shown upon this plat. Said easements shall be for the benefit of the City of Rogers and all utility companies, including cable television companies and said easements shall be for the purpose of constructing, maintaining, repairing, and replacing utility lines, cable television lines, and drainage structures. The City of Rogers, all utility companies, and all cable television companies shall have the right of ingress and egress to said easements and the right to prohibit the erection of buildings, structures, or fences within said easements.

OWNER

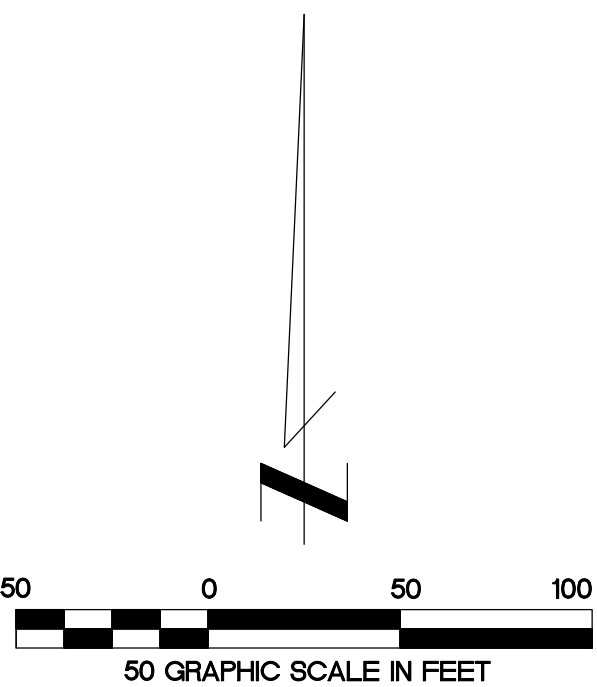
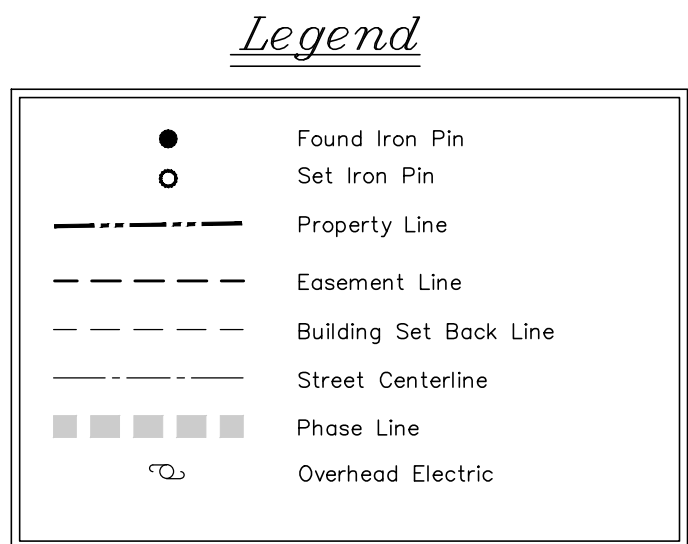


Vicinity Map

Not to Scale  
(Image source: City of Rogers' online GIS map site)

OWNER:  
PWX LLC  
1701 CENTERVIEW DR., SUITE 102  
LITTLE ROCK, AR 72211-4311

DEVELOPER:  
GARRISON RODDEY  
2328 SOUTH 8TH ST., SUITE "A"  
ROGERS, AR 72758-1000  
(479) 899-8924



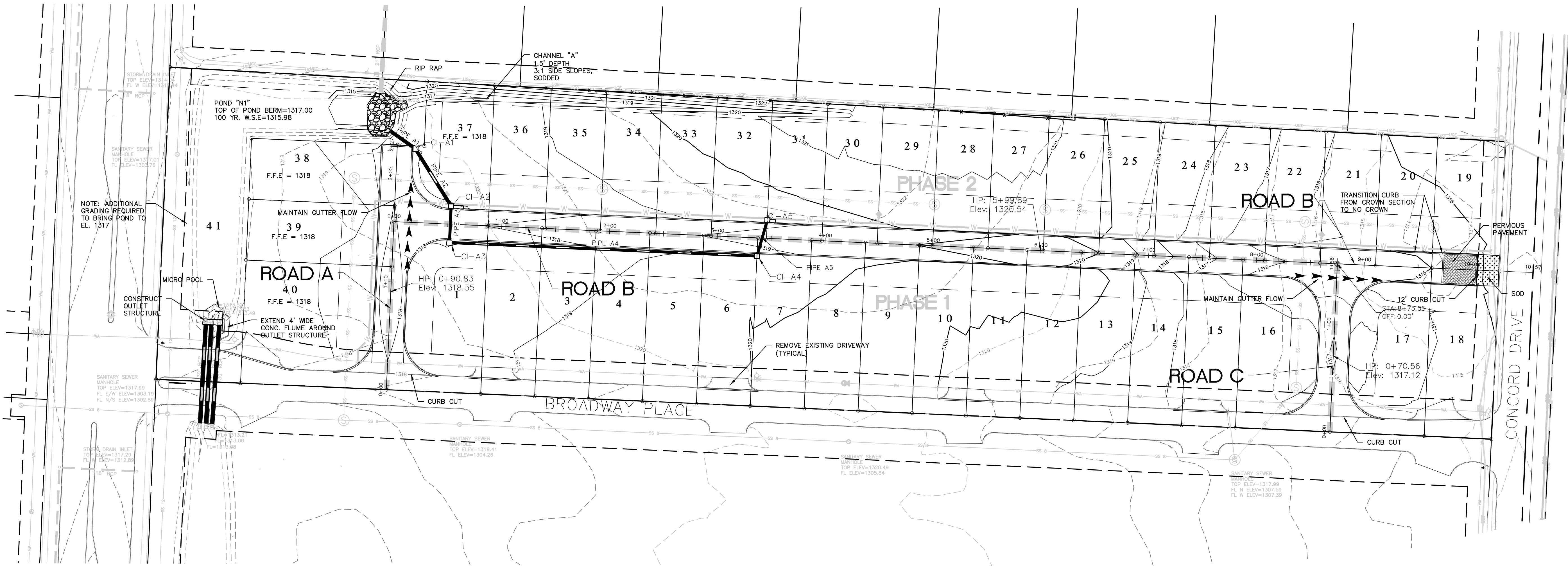
PRELIMINARY PLAT  
THE GROVES NEIGHBORHOOD  
ROGERS, AR

Earthplan  
Design  
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Civil Engineering / Landscape Architecture  
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Springdale, Arkansas 72764  
(479) 750-1260  
www.eda-pa.com

SHEET PP-1

1860 - THE GROVES NEIGHBORHOOD





GRADING NOTES:

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL AND PROPER DISPOSAL OF DEBRIS, CLEARING, GRUBBING, AND STRIPPING OF TOPSOIL AND ORGANIC MATTER AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT. TOPSOIL MAY BE STOCKPILED ON SITE, AS DIRECTED BY THE ENGINEER. THE BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS GAINED FROM THE OWNER, ENGINEER, AND GOVERNING OFFICIALS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, ETC. REQUIRED.
- 2) BUILDING SETBACK AREAS TO RECEIVE FILL MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 8-INCH DEPTH AND PROPERLY COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE FURTHER UNDERCUT AND REPLACED WITH SUITABLE MATERIAL, AS DIRECTED BY THE ENGINEER.
- 3) OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 20 OR LESS, A LIQUID LIMIT OF 50 OR LESS, AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF SITE FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER.
- 4) AREAS THAT ARE TO BE CUT TO SUB-GRADE LEVELS SHALL BE PROOF-ROLLED WITH A LOADED TANDEM AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS. CUT AREAS ARE TO BE SCARIFIED AND RE-COMPACTED TO 95% STANDARD PROCTOR AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE WATER SPRINKLING TRUCKS OR OTHER MEANS SUITABLE FOR CONTROL OF DUST. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 6) THE DEVELOPER SHALL PROVIDE AN INDEPENDENT TESTING LABORATORY TO PERFORM CONSTRUCTION TESTING OF THE SUB-GRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUB-GRADE DENSITIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTIFICATION SO THE DEVELOPER CAN SCHEDULE TESTING.
- 7) CONTRACTOR SHALL USE BALES OF HAY OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY INCLUDING BOTTOM OF SLOPE LOCATIONS AND ALONG DITCHES LINES. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEANS TO PREVENT MUD AND DEBRIS FROM FLOWING ONTO ADJACENT PROPERTY.
- 8) ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR-INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOP-SOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.

NOTES:

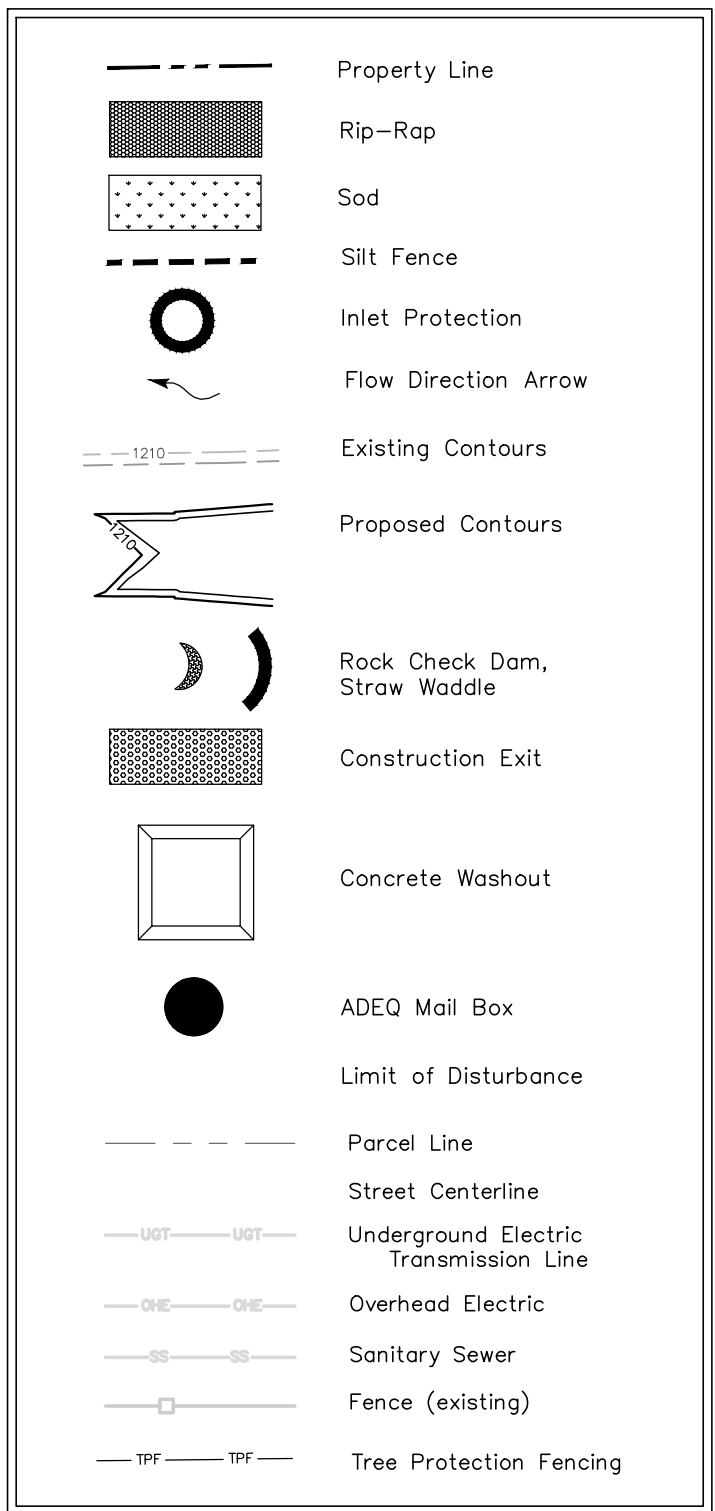
- 1) FINISH FLOOR ELEVATION OF HOUSE TO BE A MIN. OF 1 FT ABOVE ADJACENT BACK OF CURB OR AS SPECIFIED OR SHOWN ON THE GRADING PLAN.

Due to the scale of the drawings, certain symbols and horizontal coordinates of certain features will not be to scale due to production purposes. Contractor to verify with local utility for exact location and orientation of all meters, valves, fire hydrants, air release valves, bends, light poles etc. prior to commencing with construction.

DRAINAGE SYSTEM NOTES:

- 1) THE CONTRACTOR SHALL INSTALL THE DRAINAGE SYSTEM AS INDICATED ON THE PLANS, IN ACCORDANCE WITH THE SPECIFICATION AND DETAILS.
- 2) REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. ALL RCP TO BE USED ON THESE PLANS SHALL BE TONGUE AND GROOVE TYPE.
- 3) CORRUGATED METAL PIPE (CMP) SHALL BE IN SIZE, TYPE, DIAMETER, AND LENGTH AS INDICATED ON THE PLANS. PIPE GAUGES SHALL BE AS FOLLOWS:  
18" 16 GA.  
24" 16 GA.  
30" 14 GA.  
36" 14 GA.  
42" 14 GA.  
THE COEFFICIENT OF FRICTION FOR THE METAL PIPES MUST BE EQUAL TO OR BETTER THAN THE UNPAVED HELICAL 2 2/3" X 1/2" CORRUGATED STEEL PIPE.
- 4) RCP FLARED END SECTIONS SHALL BE CLASS II.
- 5) ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH AASHTO T280, LATEST REVISION. THE MANUFACTURE AND FURNISHING OF CIRCULAR PIPE SHALL BE IN ACCORDANCE WITH AASHTO M170.
- 6) JOINTS SHALL BE SEALED WITH PREFORMED RUBBER GASKETS OR BITUMEN/BUTYL RUBBER PLASTIC GASKETS CONFORMING TO AASHTO M198, TYPE A.

Legend



GRADING, EROSION CONTROL PLAN  
THE GROVES NEIGHBORHOOD  
ROGERS, AR

DRAWN BY:	CHECKED BY:	DATE	REVISION NO.	REVISION
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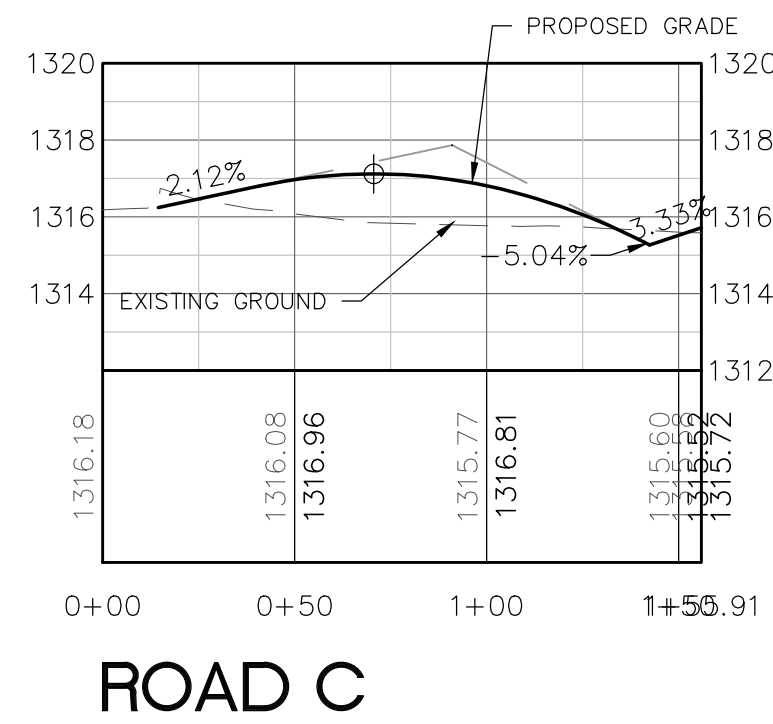
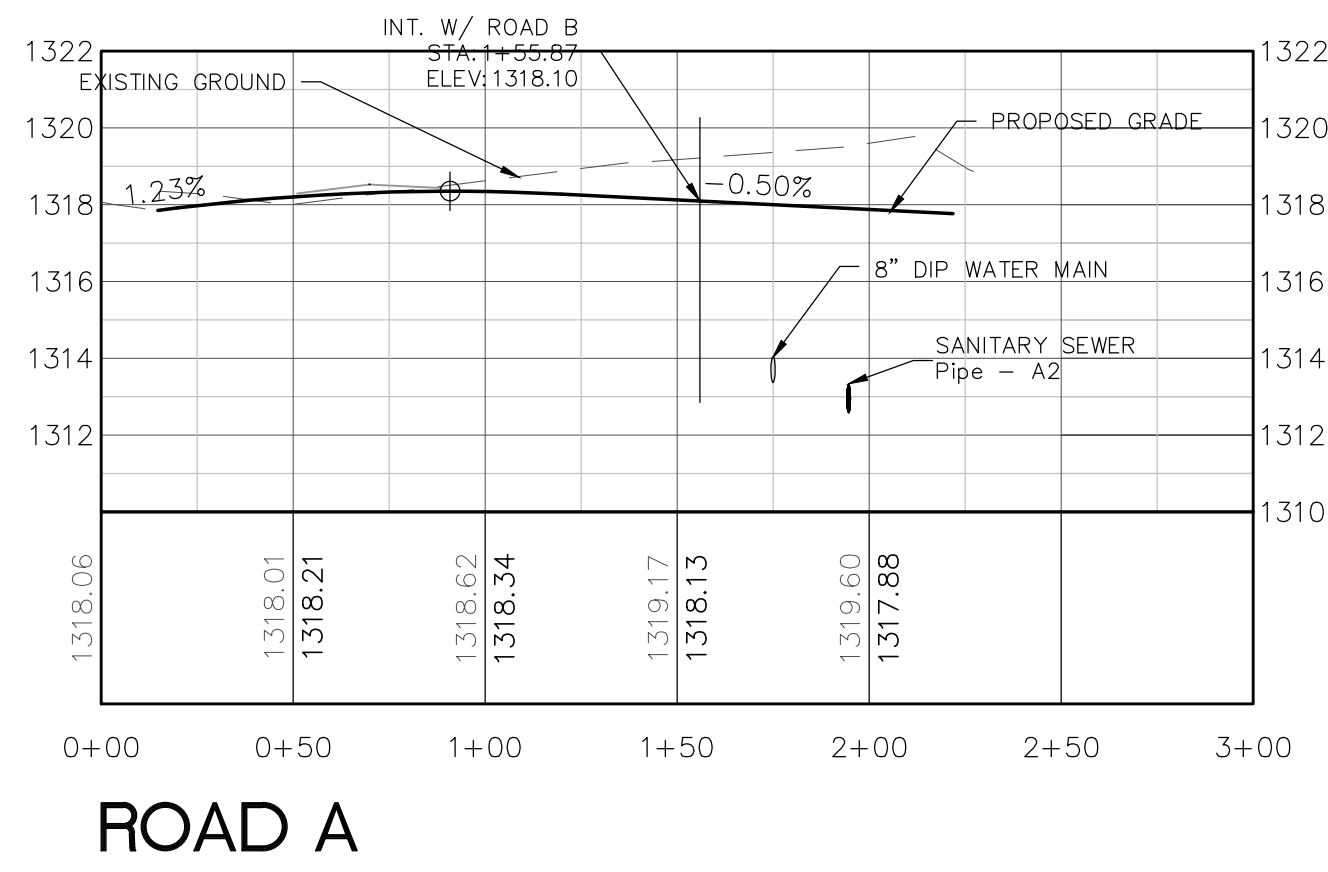
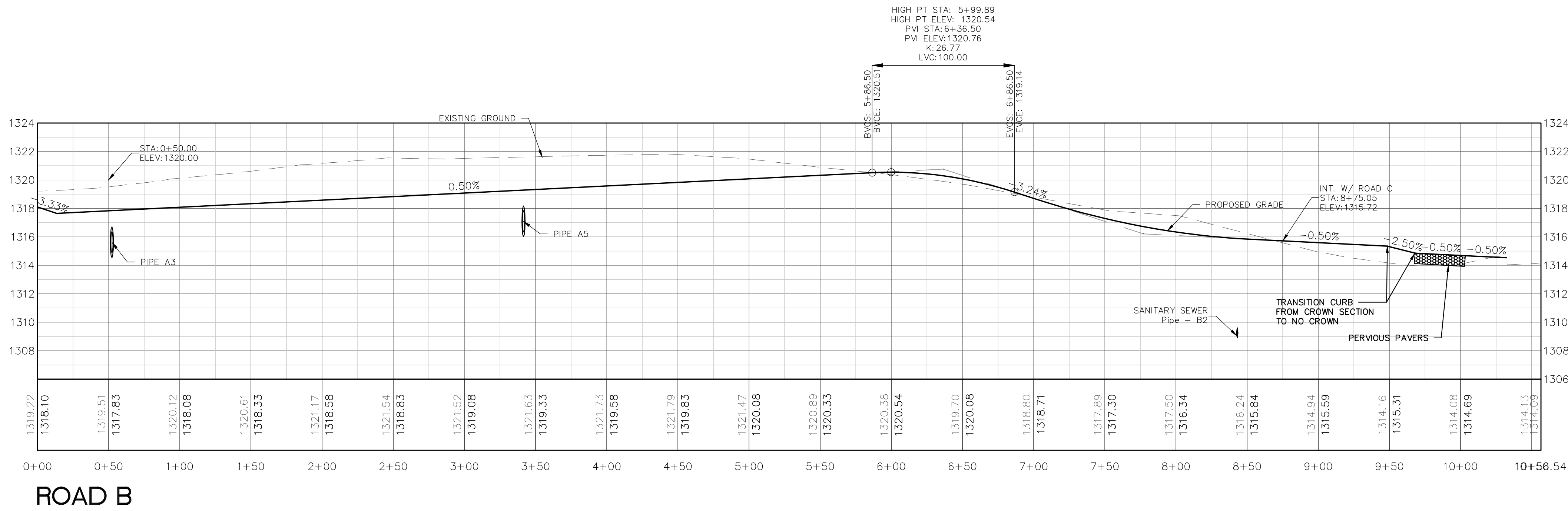


SCALE  
1" = 50'

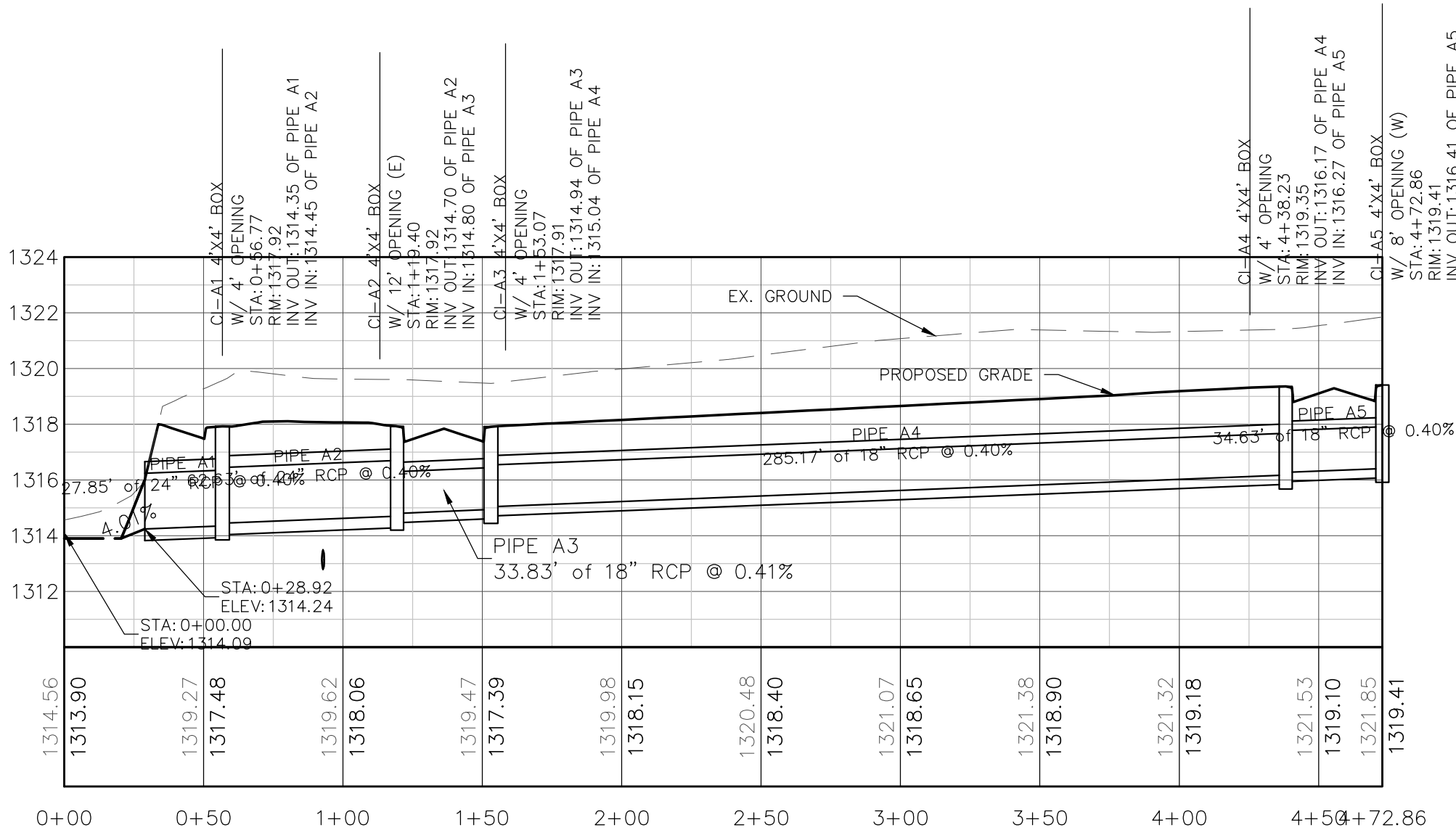
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NOT FOR CONSTRUCTION



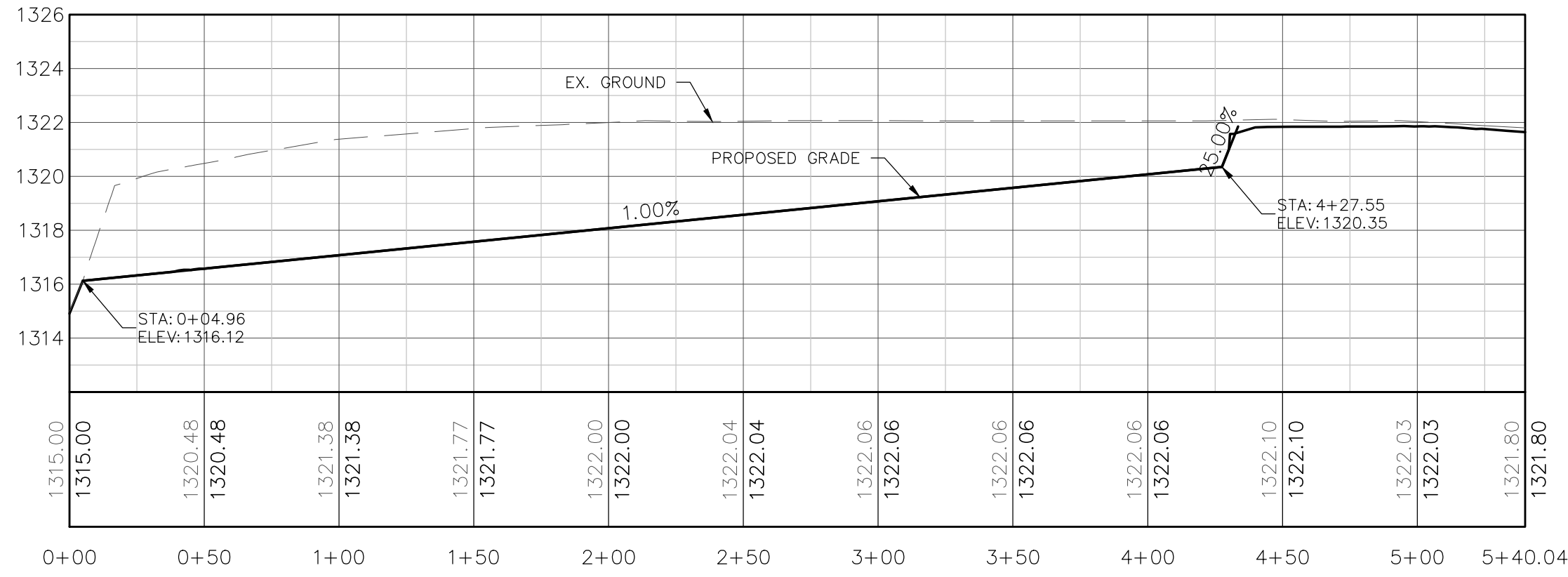




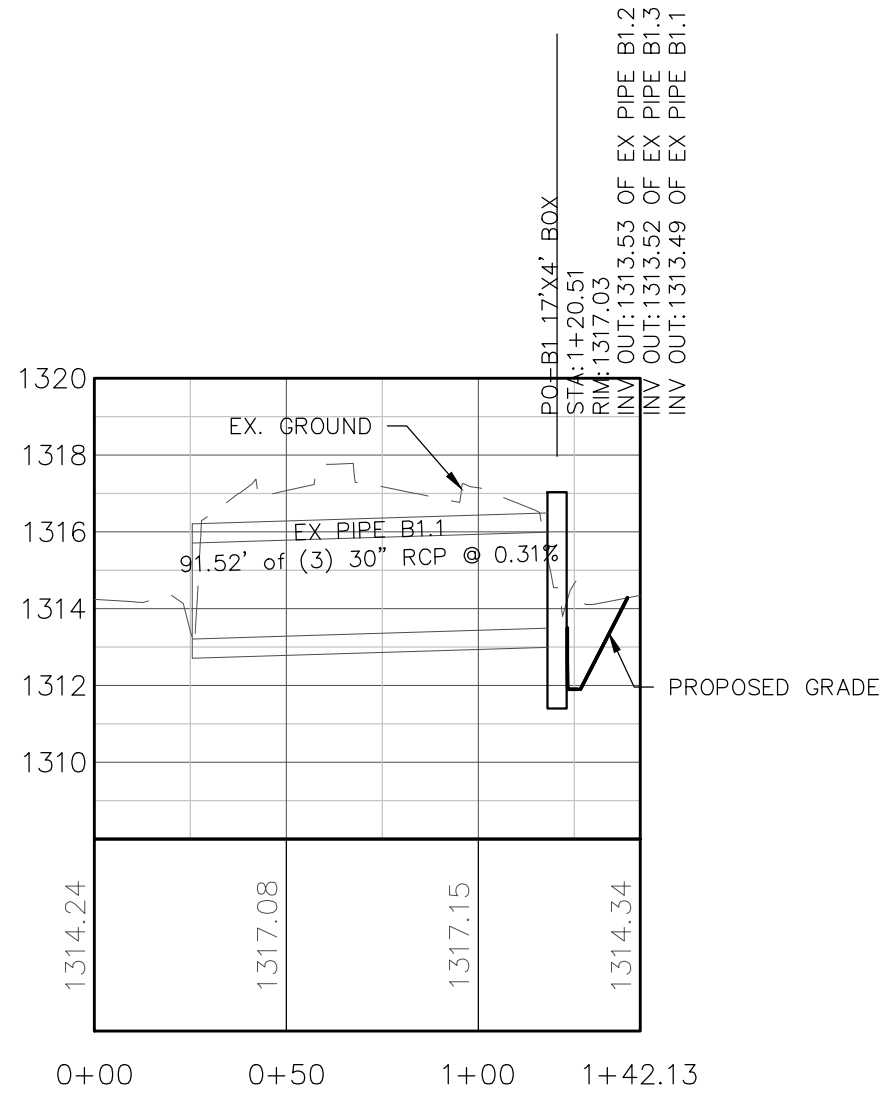




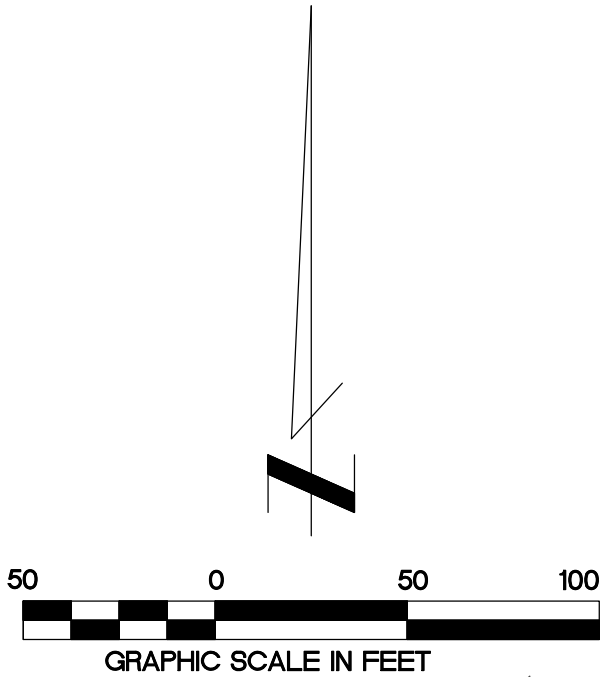
STORM SEWER A



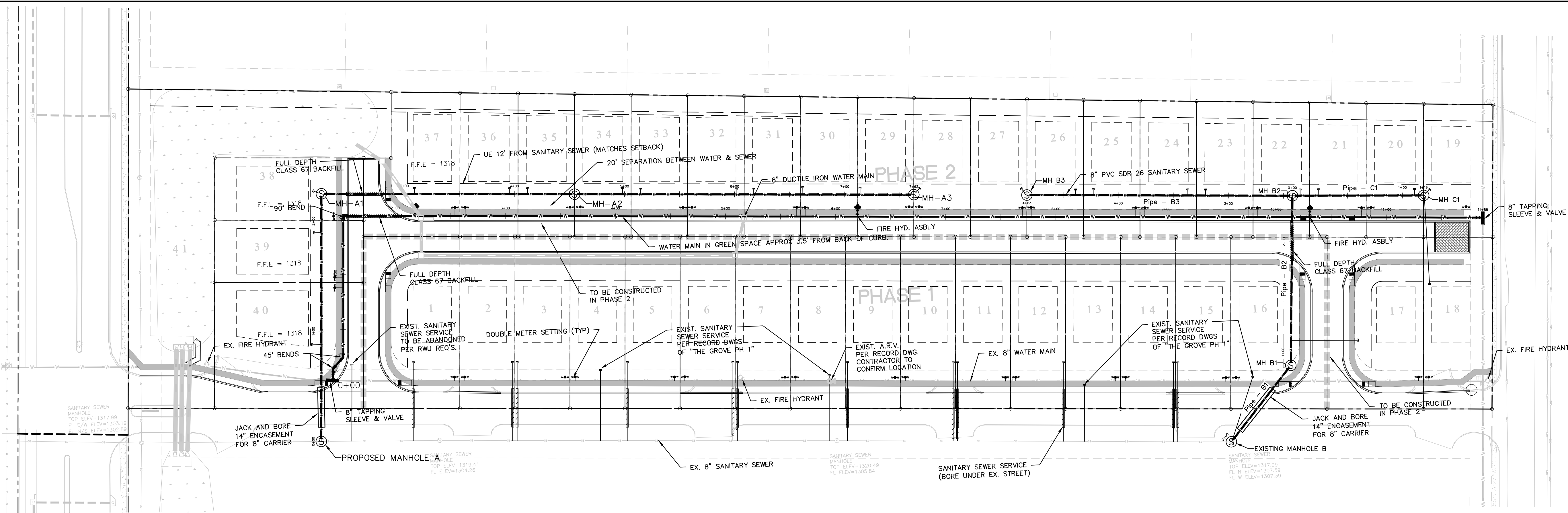
CHANNEL A



POND OUTLET B







GENERAL NOTES:

- 1) THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT.
- 2) THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE GENERAL IN NATURE AND ARE BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF ALL UTILITIES BEFORE PROCEEDING WITH THE CONSTRUCTION.
- 3) OTHER CONTRACTORS, LABORERS, WORKMEN, UTILITY COMPANIES, ETC., MAY BE WORKING WITHIN OR AROUND THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHERS TO MINIMIZE ANY CONFLICTS THAT ARISE.
- 4) IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.
- 5) CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF EROSION CONTROL THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
- 6) ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET OR EXCEED THE MINIMUM STANDARD AS SPECIFIED BY THE ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND THE CITY OR COUNTY WITH JURISDICTION.
- 7) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING, PAYING AND POSTING FOR ALL PAYMENT, PERFORMANCE, AND MAINTENANCE BONDS NECESSARY FOR THE CONSTRUCTION.
- 8) ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED. THE CONTRACTOR SHALL PROVIDE ADEQUATE CONSTRUCTION SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES WHEN WORKING IN ANY RIGHT OF WAY. SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL GUIDELINES AND REGULATIONS.
- 9) THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARDS.
- 10) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY MEASURES TO PROVIDE ADEQUATE TRENCH SAFETY, AND ALL OTHER ITEMS NECESSARY TO SATISFY ACT 291-1993 OF THE STATE OF ARKANSAS.
- 11) THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER BEFORE BEGINNING CONSTRUCTION, THE PROCUREMENT AND LOCATION OF ALL EASEMENTS, TEMPORARY AND PERMANENT, NECESSARY TO CARRY OUT THE WORK OUTLINED WITHIN THESE DRAWINGS AND RELATED CONTRACT DOCUMENTS.

SEWER SYSTEM NOTES:

- 1) SEWER MAIN PIPE SHALL BE INSTALLED AT THE GRADE AND ALIGNMENT WITH THE INDICATED TYPE AND SIZE OF PIPE AS SHOWN ON THE PLANS AND DETAILS.
- 2) ALL PVC SANITARY SEWER PIPE SHALL BE SDR-26, ALL DUCTILE IRON SANITARY SEWER PIPE SHALL BE CLASS 51 WITH APPROVED COATING.
- 3) ALL 4-INCH SERVICE LINE AND FITTINGS SHALL BE SDR-26 PVC. SERVICES SHALL BE CONSTRUCTED IN THE LOCATION AS INDICATED ON THE PLANS AND TERMINATE TO A SUITABLE GRADE FOR THE INTENDED BUILDING. A SUITABLE METAL MARKER SHALL BE LOCATED AT THE CAP FOR FUTURE EXCAVATION. ALL SERVICES UNDER PAVEMENT SHALL BE BACK-FILLED FULL DEPTH WITH COMPACTED CLASS 7 MATERIAL.
- 4) ALL SANITARY SEWER MAN HOLES SHALL BE CAST-IN-PLACE CONCRETE, MINIMUM 4'-0" IN DIAMETER, IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS HEREIN. MANHOLES SHALL BE CONSTRUCTED WITH RIM ELEVATIONS SET TO MATCH FINAL GRADING, OR AS DIRECTED BY ENGINEER.
- 5) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY STREET CUTS, PERMITS OR FEES. ALL STREET CUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS.
- 6) THE ENTIRE TRENCH SHALL BE BACKFILLED UNDER EXISTING OR PROPOSED STREETS, ALLEYS, AND OTHER AREAS INTENDED FOR VEHICULAR USE, UP TO THE SUBGRADE WITH AHTD CLASS 7 AGGREGATE (OR AS SPECIFIED BY RWU) IN 4-6 INCH LIFTS AND COMPACTED TO 95 PERCENT MODIFIED PROCTOR DENSITY.

WATER SYSTEM NOTES:

- 1) ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 350 IN ACCORDANCE WITH THE ROGERS WATER UTILITIES STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- 2) ALL GATE VALVES SHALL BE CONFORMING TO THE ROGERS WATER UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION.
- 3) AFTER COMPLETION OF THE WATER SYSTEM, THE CONTRACTOR SHALL FLUSH, TEST, AND DISINFECT THE WATER SYSTEM IN ACCORDANCE WITH THE CITY OF ROGERS STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY STREET CUTS, PERMITS OR FEES. ALL STREET CUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS.

ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ROGERS WATER UTILITIES STANDARD SPECIFICATIONS

Due to the scale of the drawings, certain symbols and horizontal coordinates of certain features will not be to scale due to production purposes. Contractor to verify with local utility for exact location and orientation of all meters, valves, fire hydrants, air release valves, bends, light poles etc. prior to commencing with construction.

Legend

●	Found Iron Pin
○	Set Iron Pin
---	Property Line
- - - -	Easement Line
- - - -	Building Set Back Line
=====	Phase Line
⊕	Overhead Electric
⊙	Proposed Manhole
—●—	Proposed Sanitary Sewer Line
—●—	Sewer Service
—●—	Proposed Water Line
—●—	Proposed Double Water Meter
—●—	Proposed Air Release Valve
⊕	Fire Hydrant
⊕	Gate Valve
—●—	Storm Water Pipe

DRAWN BY: XXX	CHECKED BY: XXX	DATE	REVISION NO.	REVISION
DATE: 11/23/2015	SCALE: 1" = XX'	JOB NUMBER: XXXX	FILENAME: 1860 UTILDWG	
P:\PROJECTS\1860\CHAL\DWG\1860 UTILDWG.dwg PLOT DATE: 11/23/2015 1:22 PM				

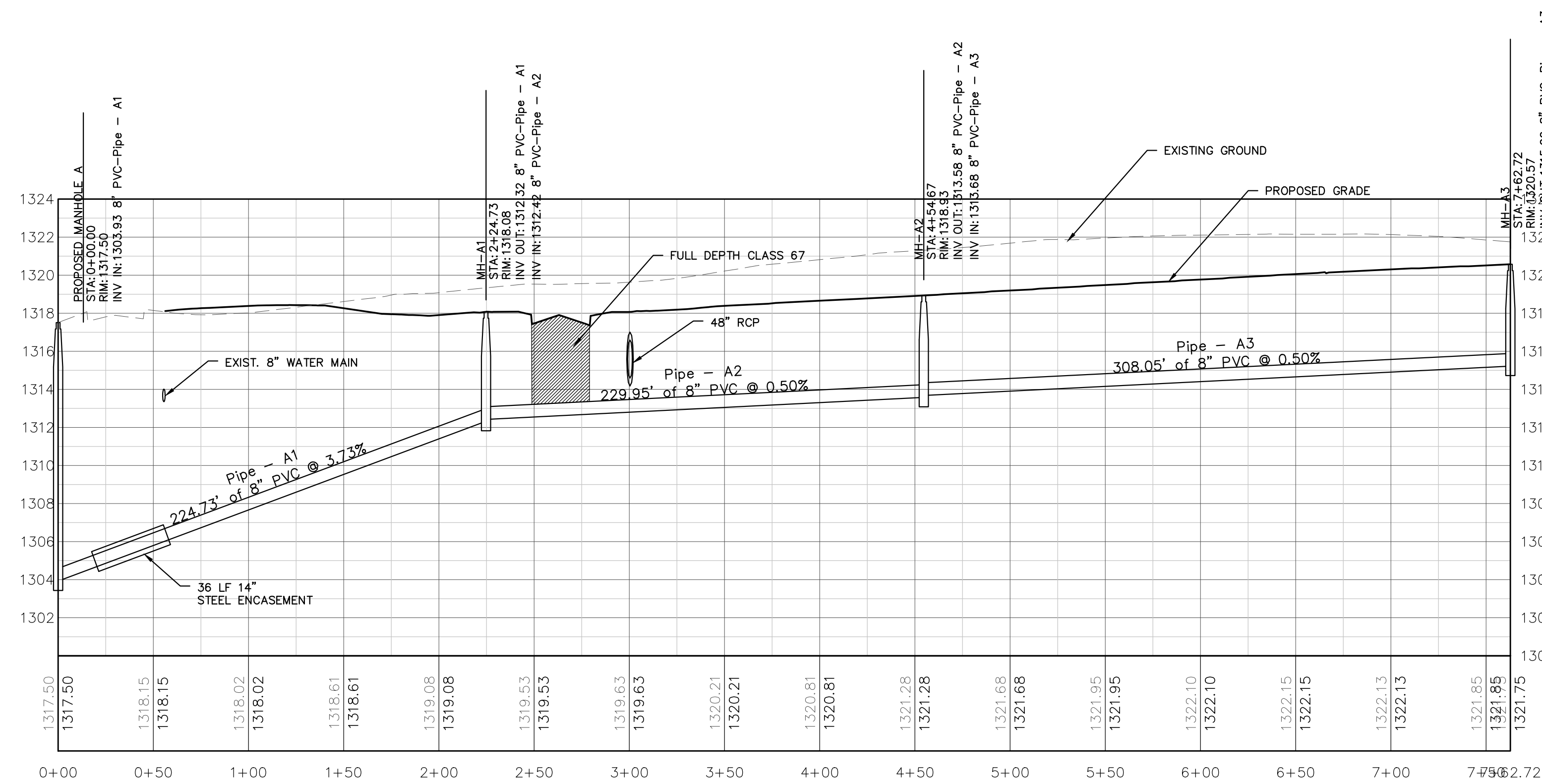
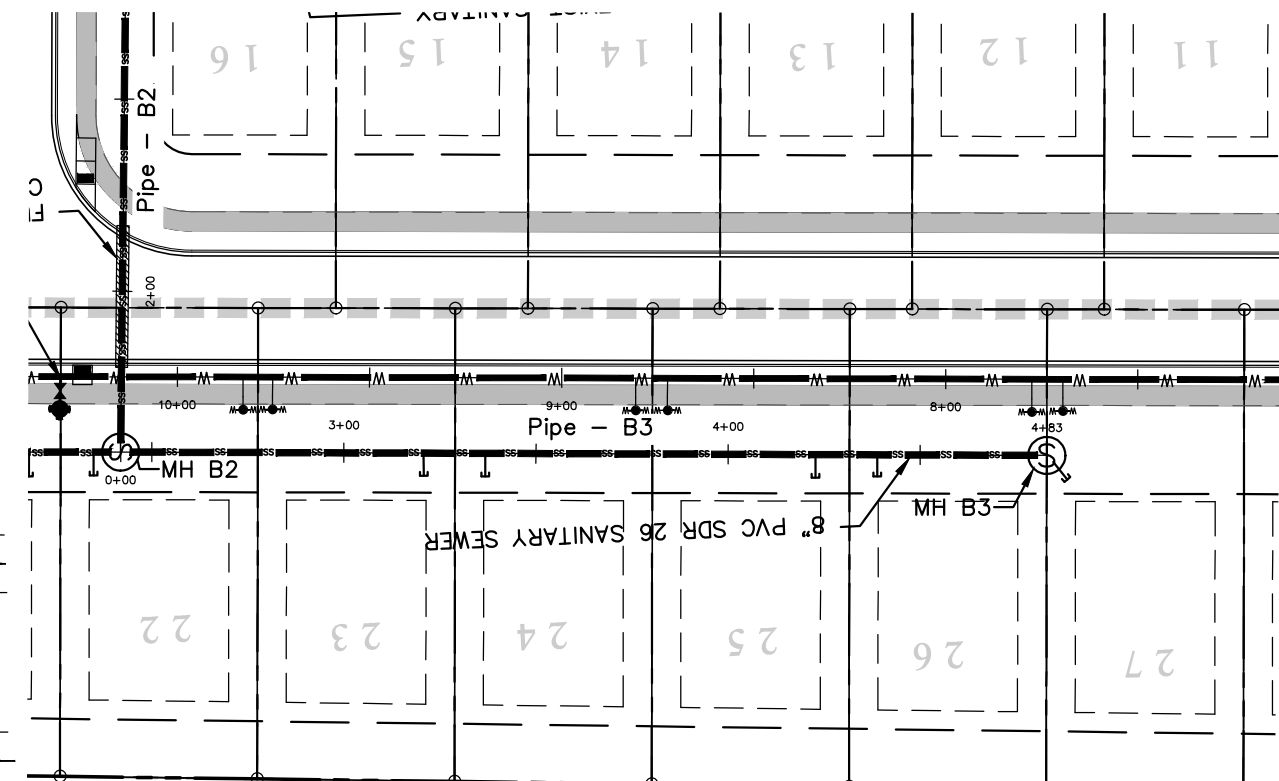
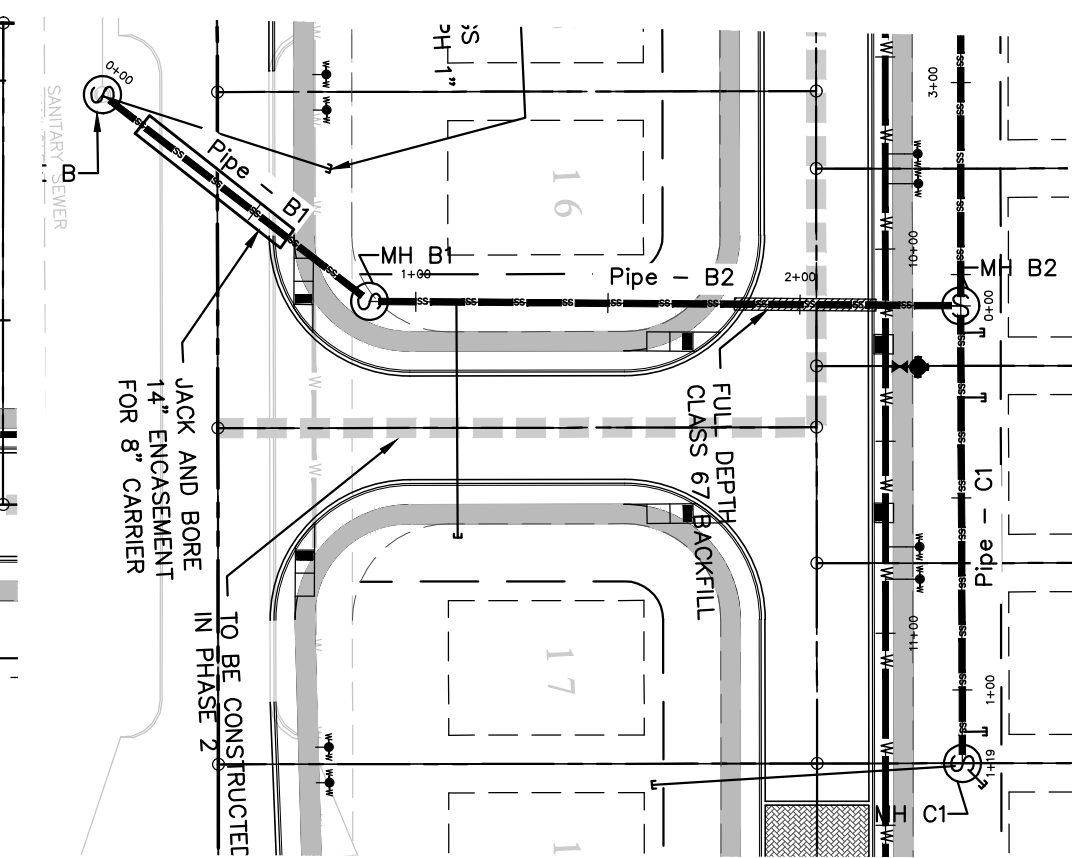
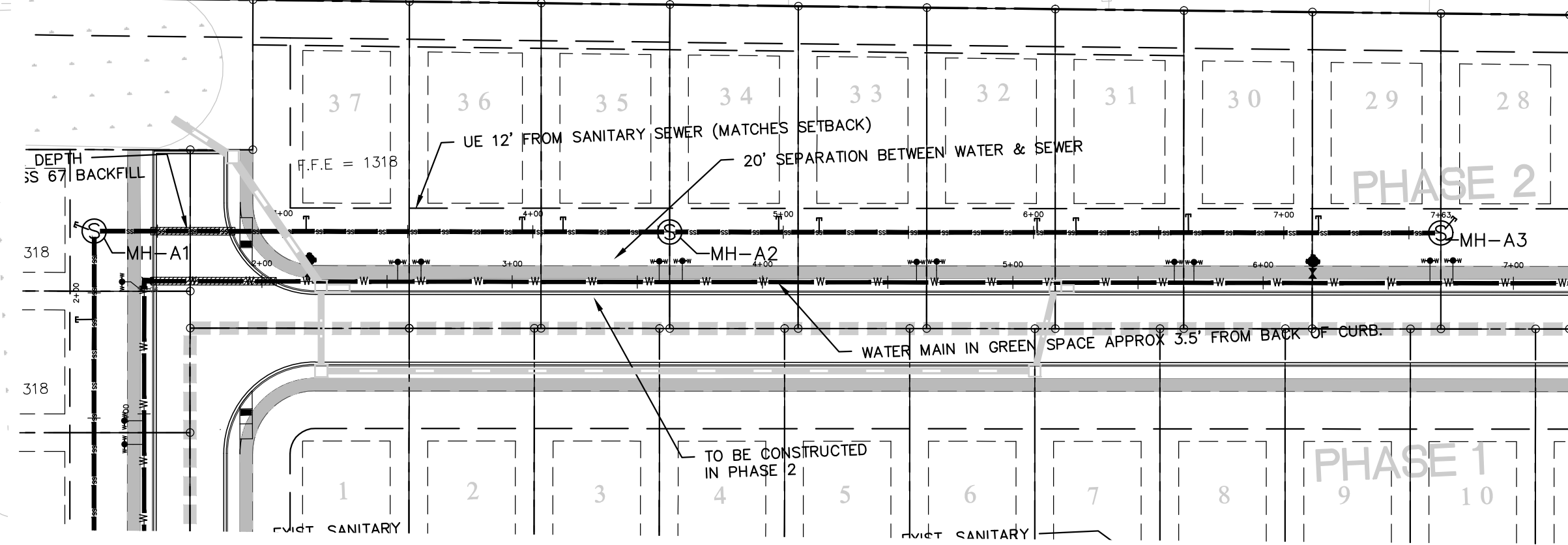
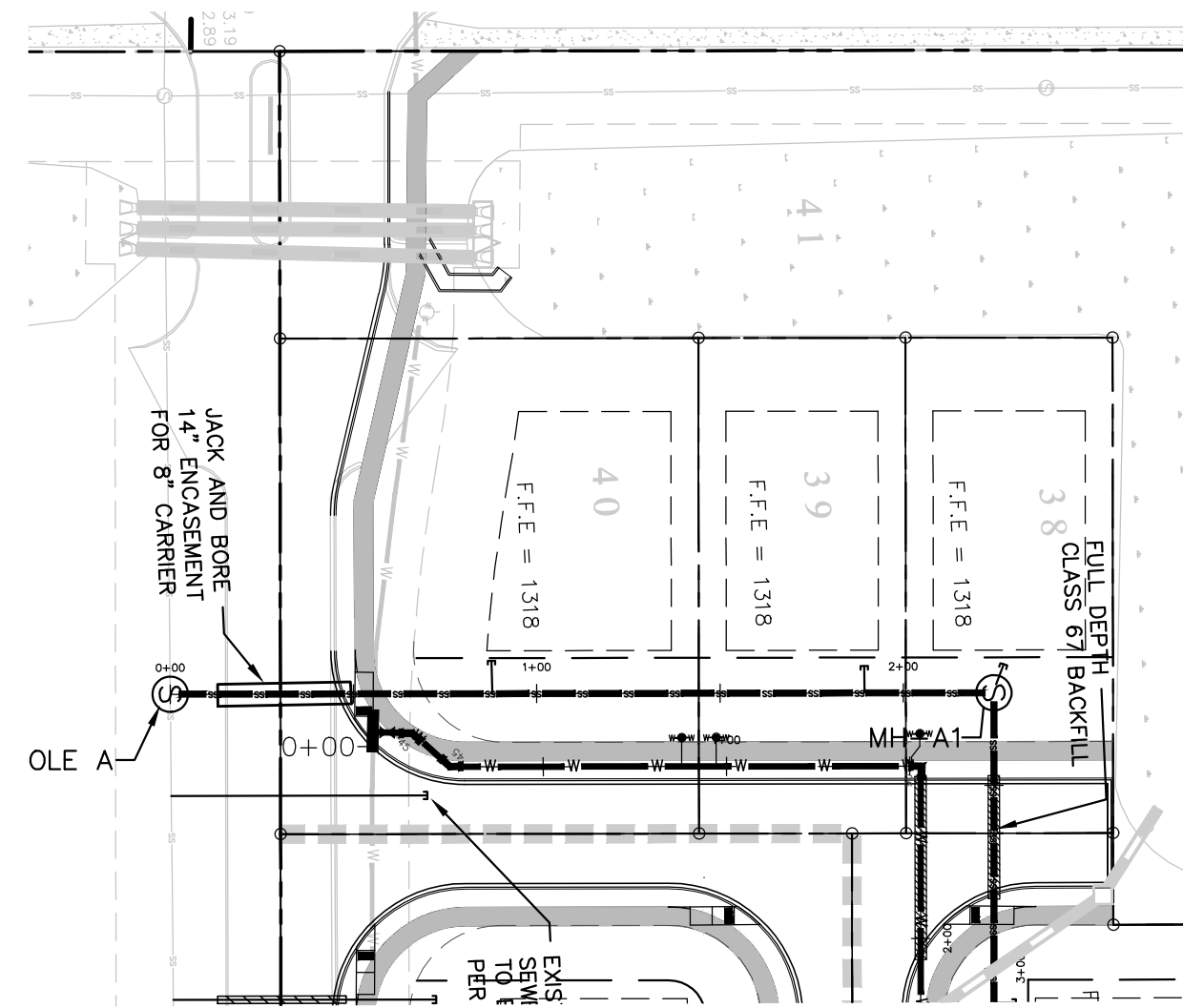


SCALE  
1" = 50'

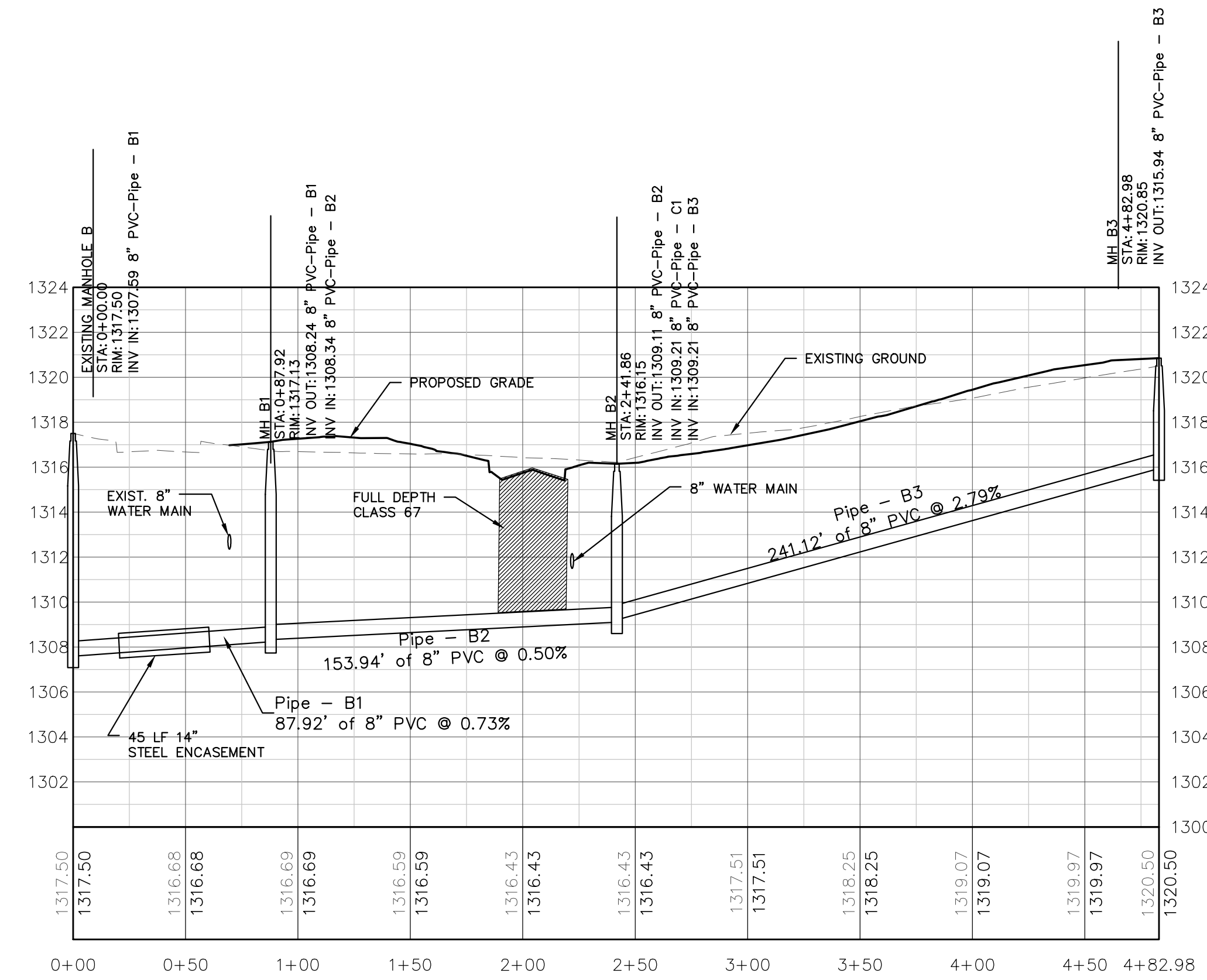
WATER AND SANITARY SEWER PLAN  
THE GROVE'S  
ROGERS, AR







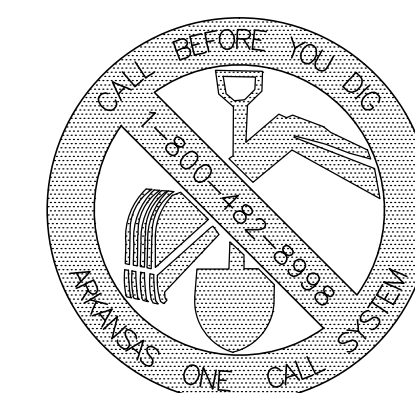
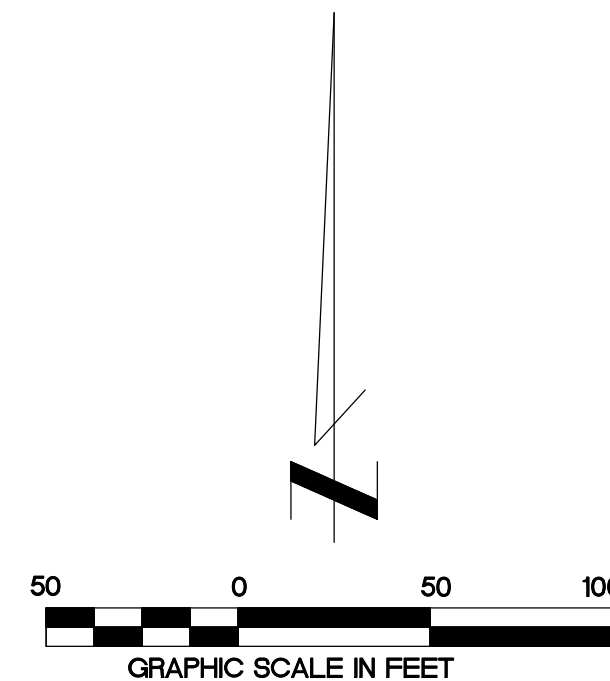
SANITARY SEWER A



SANITARY SEWER B

Legend

●	Found Iron Pin
○	Set Iron Pin
---	Property Line
- - -	Easement Line
---	Building Set Back Line
---	Phase Line
⊕	Overhead Electric
⊙	Proposed Manhole
---	Proposed Sanitary Sewer Line
---	Sewer Service
---	Proposed Water Line
W-W	Proposed Double Water Meter
A	Proposed Air Release Valve
⬢	Fire Hydrant
⬢	Gate Valve
---	Storm Water Pipe

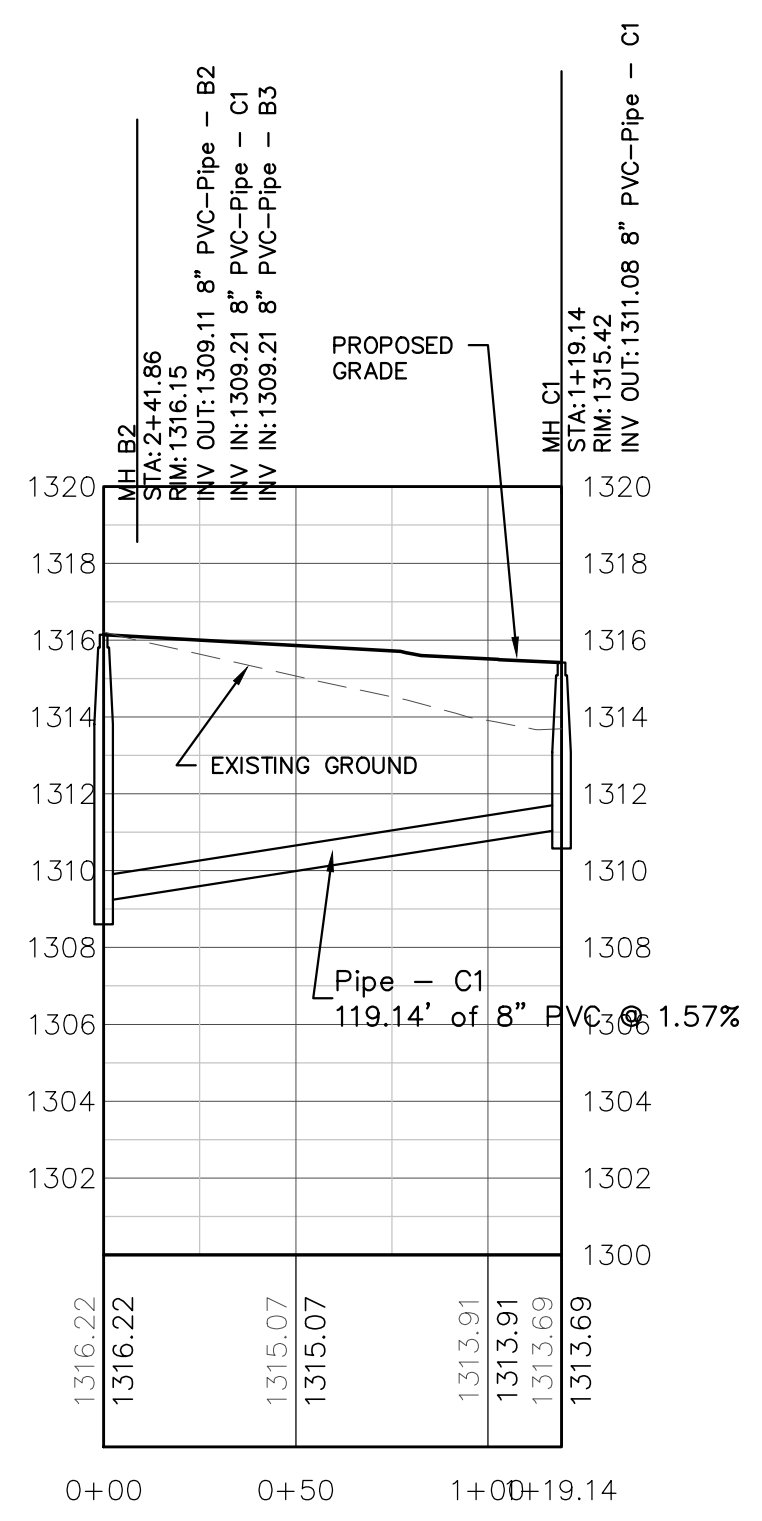
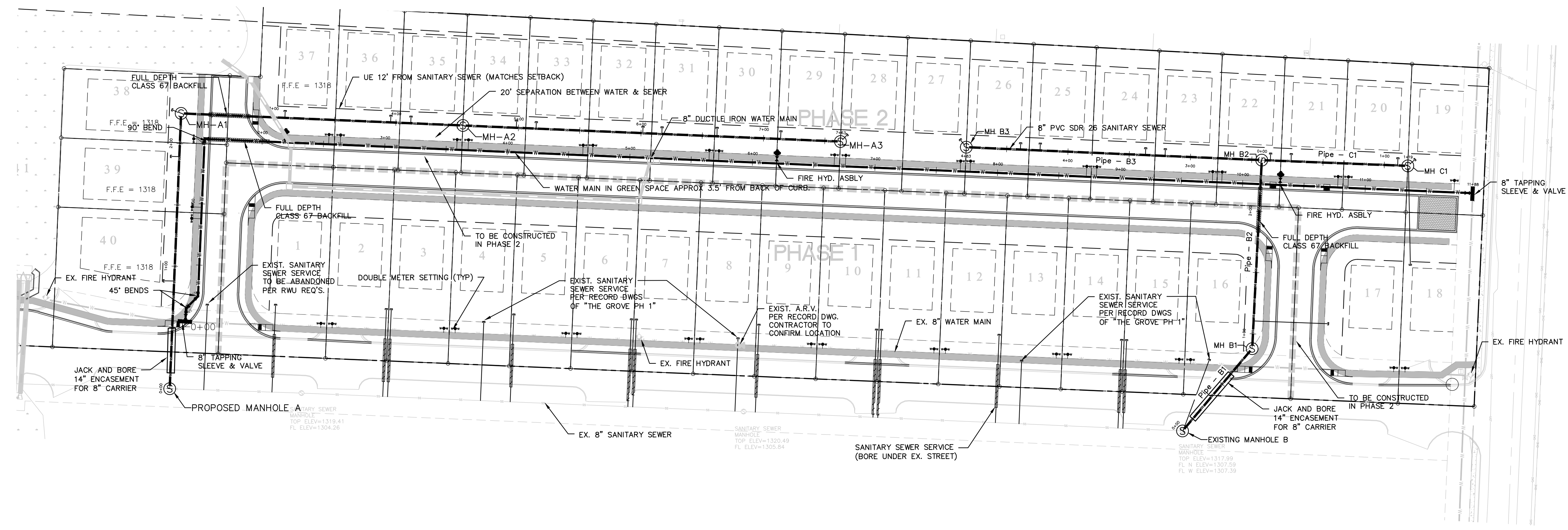
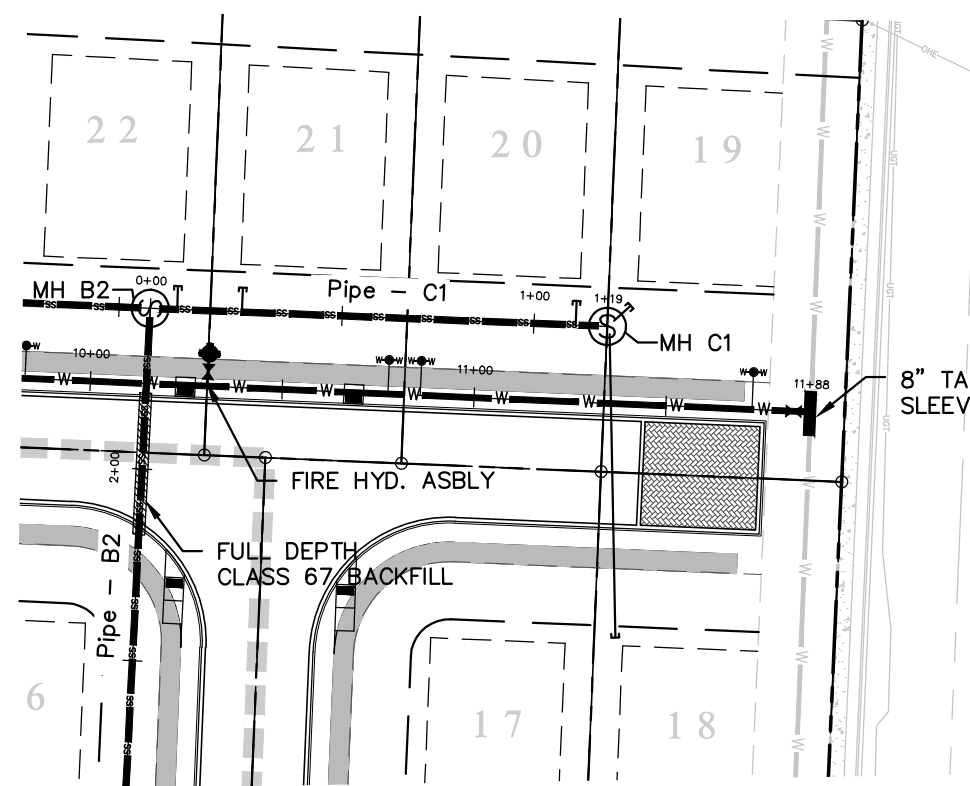


**PRELIMINARY**  
NOT FOR CONSTRUCTION

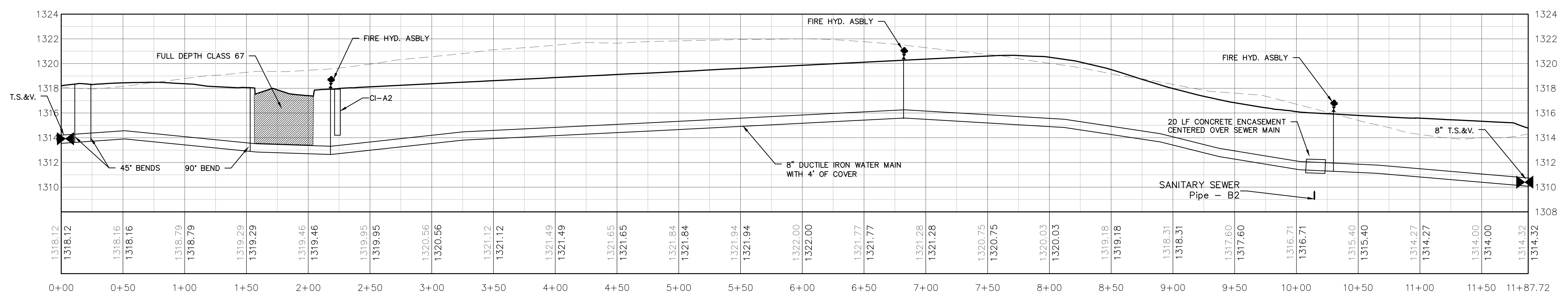
Due to the scale of the drawings, certain symbols and horizontal coordinates of certain features will not be to scale due to production purposes. Contractor to verify with local utility for exact location and orientation of all meters, valves, fire hydrants, air release valves, bends, light poles etc. prior to commencing with construction.

<p><b>Earthplan Design Alternatives, PA</b> Civil Engineering / Landscape Architecture 134 West Emma Avenue Springdale, Arkansas 72704 Phone: 479-756-1266 Fax: 479-756-1267 www.eda-pa.com</p>	<p><b>SANITARY SEWER PROFILES</b></p>		<p>DRAWN BY: AMF CHECKED BY: JRG DATE: 11/23/2015</p>	<p>REVISION NO. DATE</p>
	<p><b>THE GROVE'S ROGERS, AR</b></p>		<p>SCALE: 1"=50' HORIZ. 1"=5' VERT JOB NUMBER: 1860</p>	<p>REVISION</p>
	<p><b>REGISTERED PROFESSIONAL ENGINEER</b> R. GEURTZ No. 15,162</p>		<p>FILENAME: 1860 UTIL.DWG</p>	<p>P:\PROJECTS\1860\CHAL\WMS\1860 UTIL.DWG PLOT DATE: 11/23/2015 1:22 PM</p>
	<p><b>SHEET UT-2</b></p>		<p>1860 - THE GROVES NEIGHBORHOOD</p>	



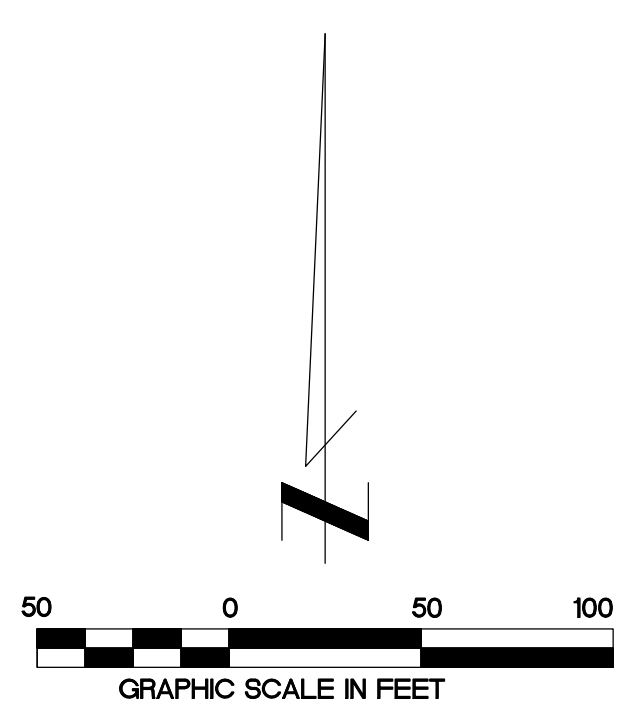


SANITARY SEWER C



Proposed Water Main

- Legend**
- Found Iron Pin
  - Set Iron Pin
  - Property Line
  - Easement Line
  - Building Set Back Line
  - Phase Line
  - ⌂ Overhead Electric
  - ⊙ Proposed Manhole
  - Proposed Sanitary Sewer Line
  - Sewer Service
  - Proposed Water Line
  - ⊙ Proposed Double Water Meter
  - ⊙ Proposed Air Release Valve
  - ⬮ Fire Hydrant
  - ⬮ Gate Valve
  - Storm Water Pipe

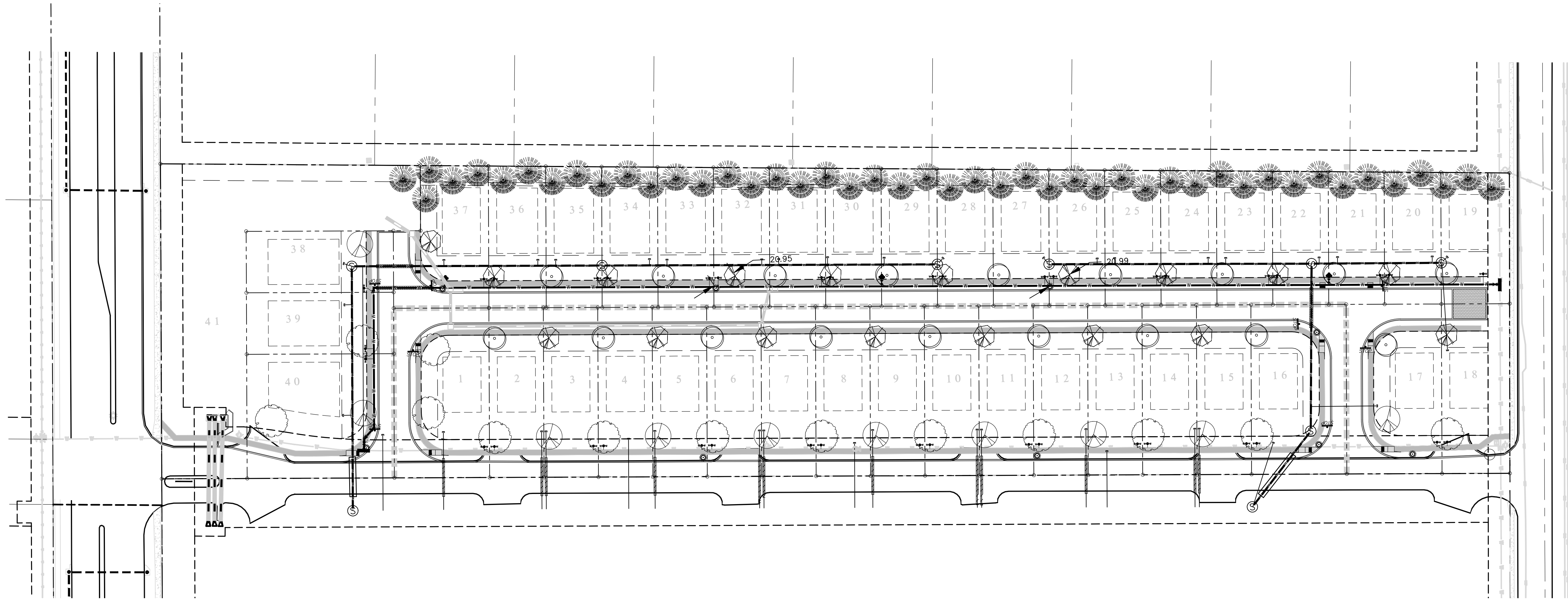


**PRELIMINARY**  
NOT FOR CONSTRUCTION

Due to the scale of the drawings, certain symbols and horizontal coordinates of certain features will not be to scale due to production purposes. Contractor to verify with local utility for exact location and orientation of all meters, valves, fire hydrants, air release valves, bends, light poles etc. prior to commencing with construction.

<p><b>Earthplan Design Alternatives, PA</b> Civil Engineering / Landscape Architecture 134 West Emma Avenue Springdale, Arkansas 72764 www.eda-pa.com</p>	<p>DRAWN BY: AMF CHECKED BY: JRG DATE: 11/23/2015 JOB NUMBER: 1860 FILENAME: 1860 UTIL.DWG</p>	<p>REVISION NO. DATE REVISION</p>
	<p>SCALE 1" = 50'</p>	
	<p>SEWER &amp; WATER PROFILES THE GROVE'S ROGERS, AR</p>	





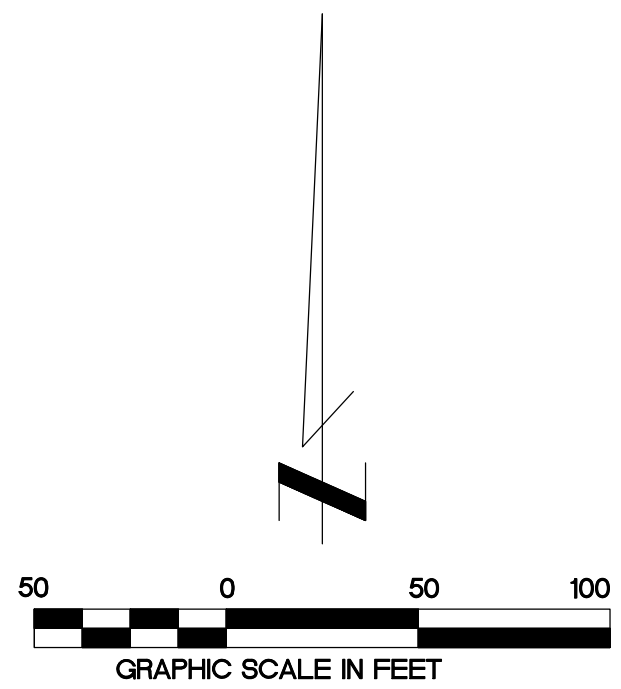
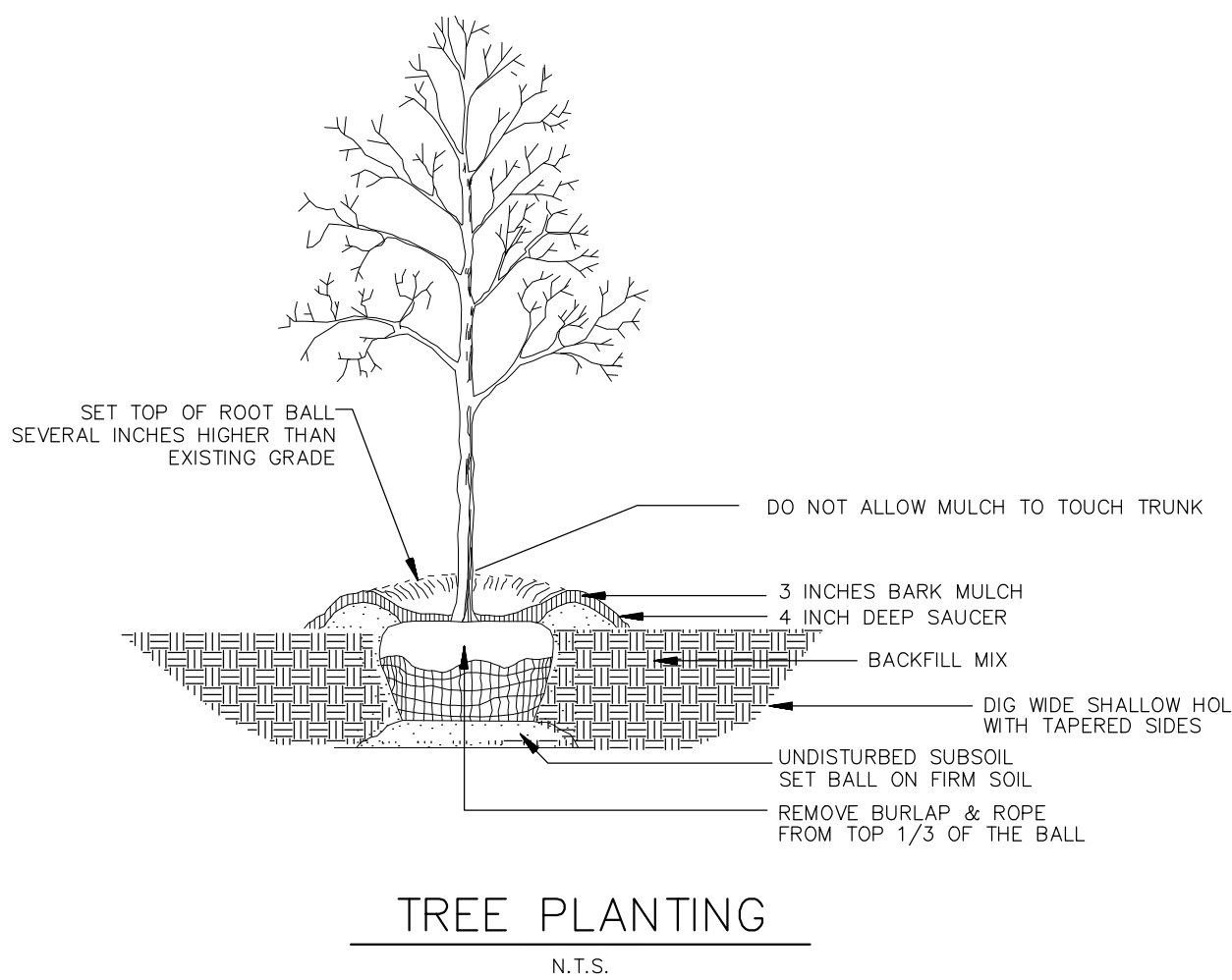
VEGETATION NOTES:

1. EVERY LOT TO HAVE A STREET TREE. STREET TREE EXACT LOCATION TO BE DETERMINED UPON CONSTRUCTION OF EACH LOT'S HOME.
2. EXACT LOCATION OF STREET TREES TO BE DETERMINED BY DRIVEWAY AND HOME PLACEMENT ON EACH LOT.
3. NO TREES TO BE PLANTED WITHIN 20 FEET OF STREET LIGHTS.

Legend

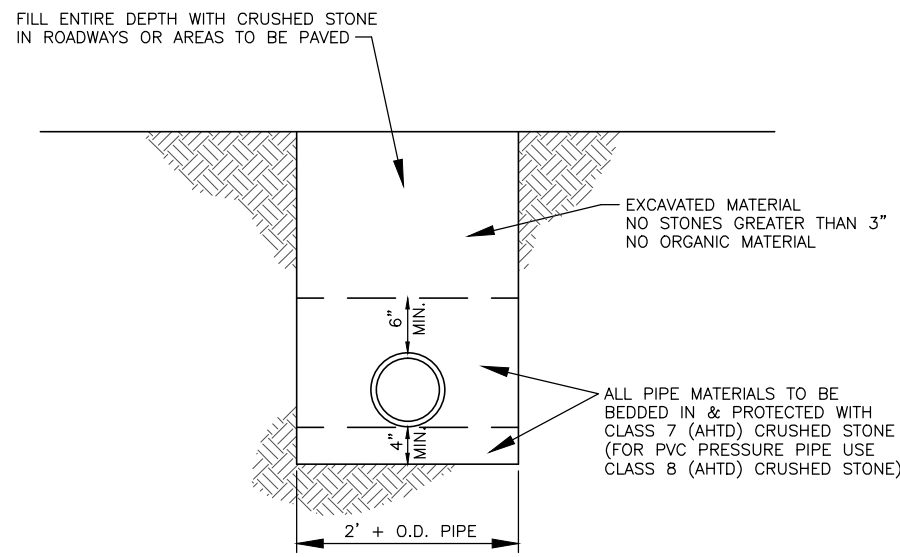
	Property Line
	Easement Line
	Building Set Back Line
	Storm Water Pipe

PROPOSED TREE PLANTING LEGEND					
NO.	SYMBOL	BOTANICAL NAME	COMMON NAME		
18		OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	1.5" Caliper	B & B
18		CHIONANTHUS VIRGINICUS	FRINGE TREE	1.5" Caliper	B & B
10		NYSSA SYLVATICA	BLACK GUM	2.5" Caliper	B & B
46		PINUS STROBUS	WHITE PINE	2.5" Caliper	B & B
13		CELTIC OCCIDENTALIS	HACKBERRY	2.5" Caliper	B & B

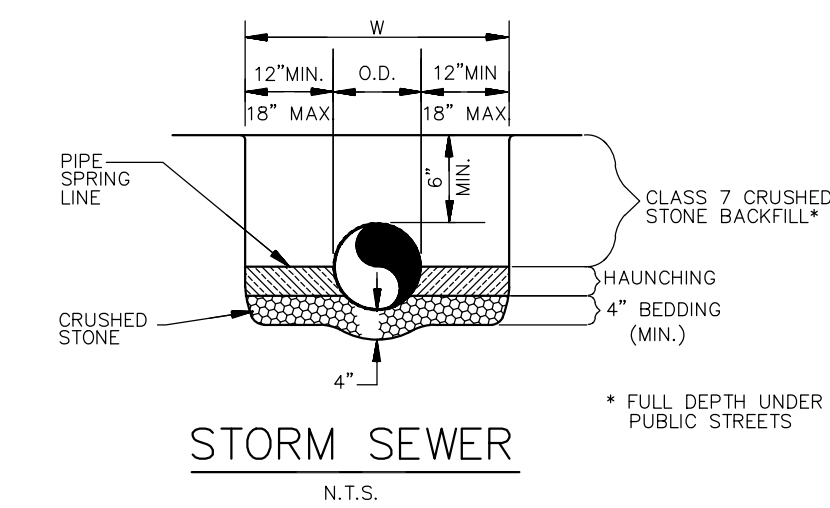


Due to the scale of the drawings, certain symbols and horizontal coordinates of certain features will not be to scale due to production purposes. Contractor to verify with local utility for exact location and orientation of all meters, valves, fire hydrants, air release valves, bends, light poles etc. prior to commencing with construction.

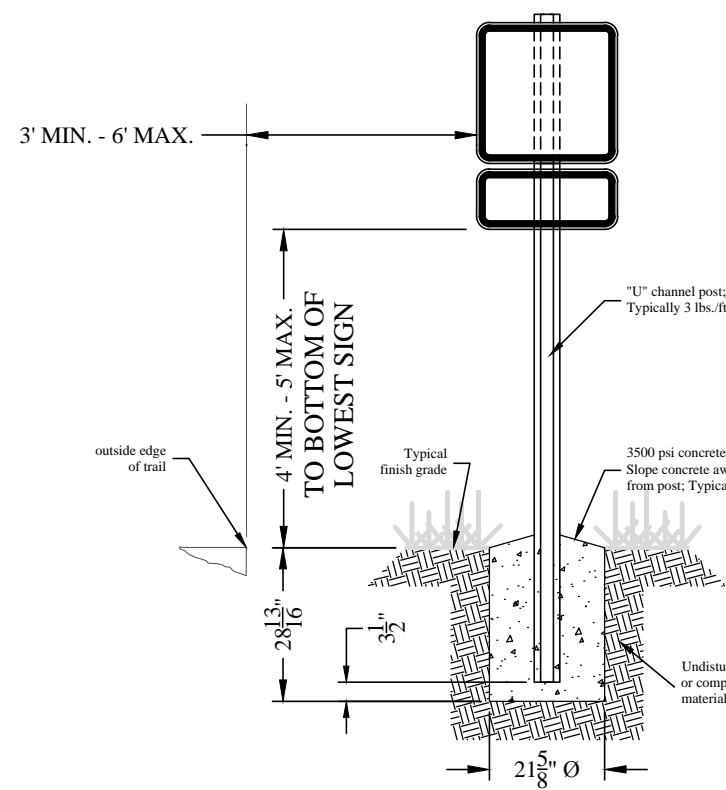




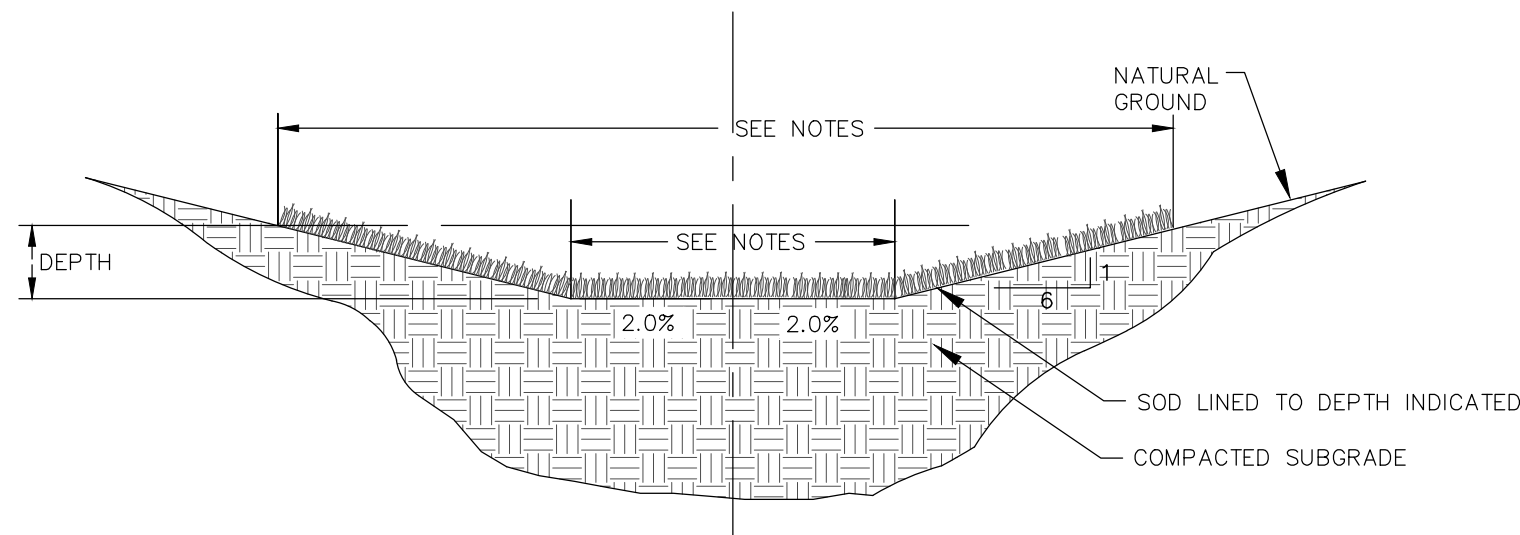
PVC PIPE BEDDING DETAIL  
N.T.S.



All signs should comply with U.S. Department of Transportation, Federal Highway Administration's "Manual of Uniform Traffic Control Devices," local codes and as otherwise specified. Mount signs in accordance with manufacturer's instructions.

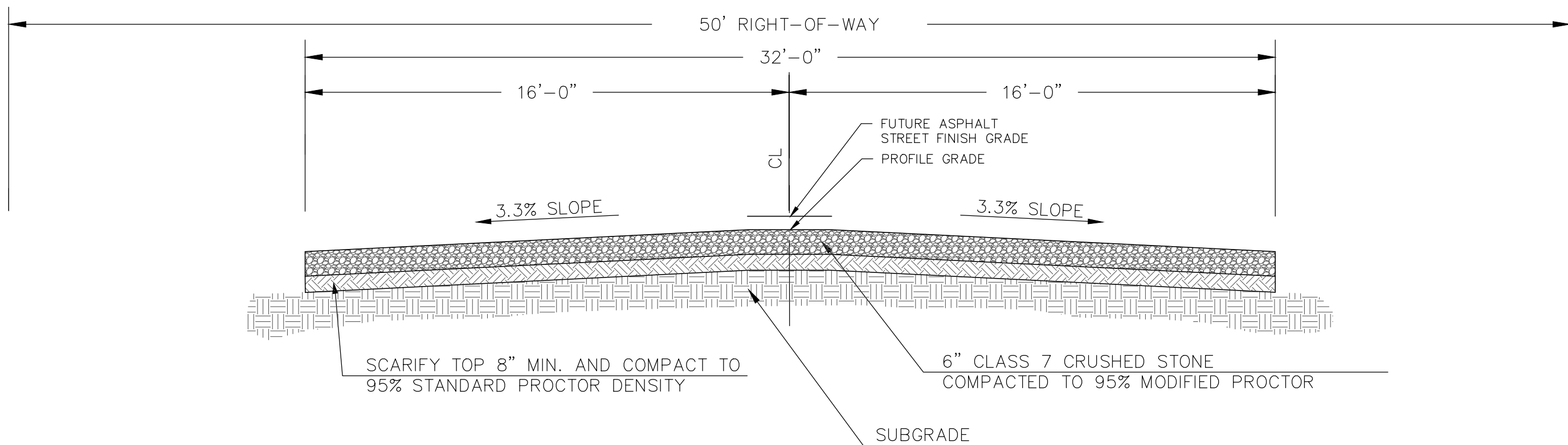


Sign and Base  
Scale: N.T.S.

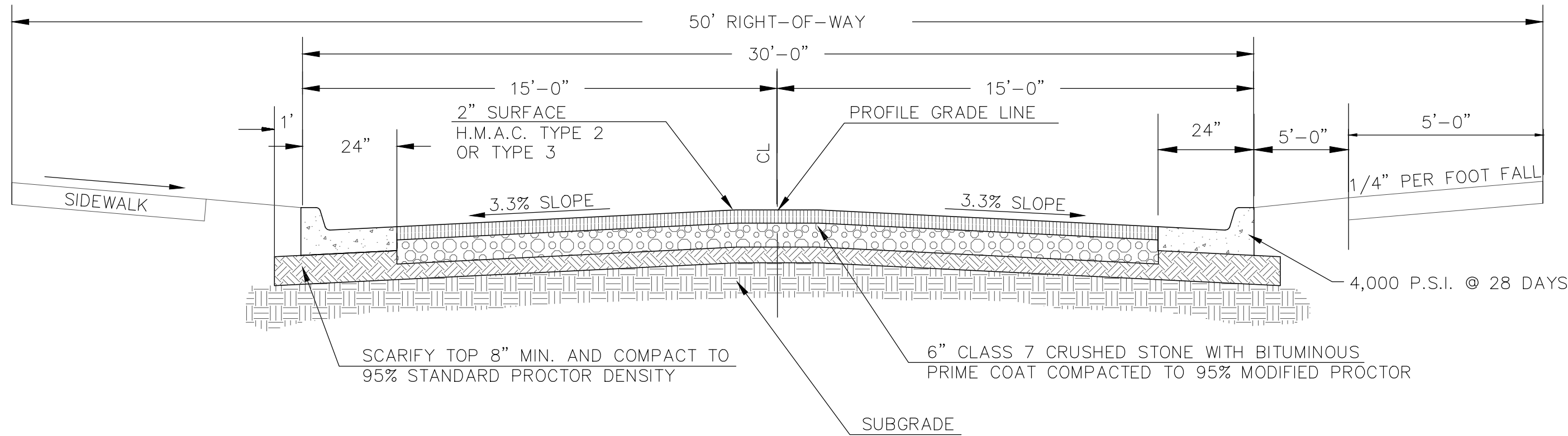


TRAPAZOIDAL DRAINAGE CHANNEL  
N.T.S.

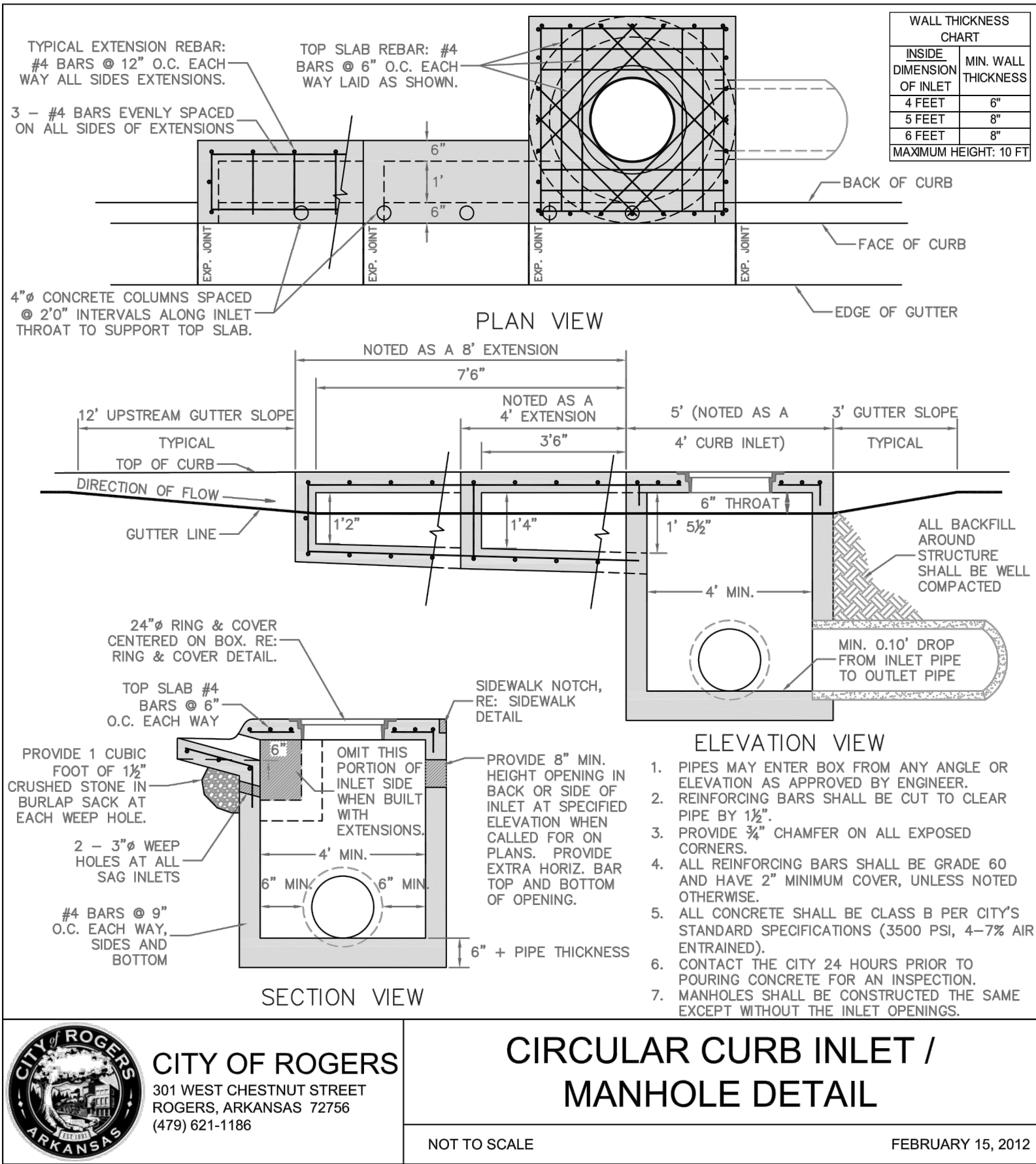
NOTES:  
1) CHANNEL "A" SHALL HAVE A 12' BOTTOM WIDTH AND A MINIMUM DEPTH OF 3' & 6:1 SIDE SLOPES.  
2) CHANNEL "D" SHALL HAVE AN 8' BOTTOM WIDTH AND A MINIMUM DEPTH OF 2' & 6:1 SIDE SLOPES.



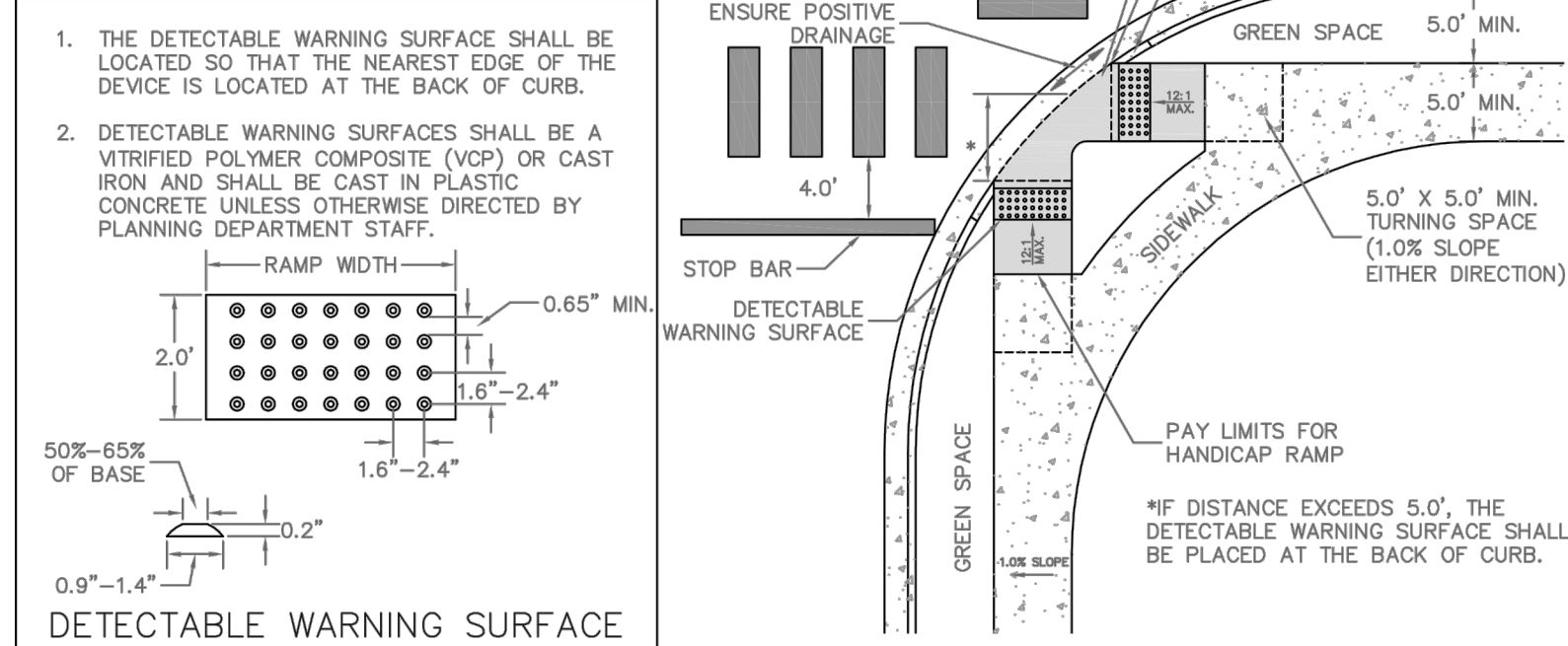
EMERGENCY ACCESS DRIVE  
N.T.S.



TYPICAL MINOR RESIDENTIAL STREET X-SECTION  
N.T.S.

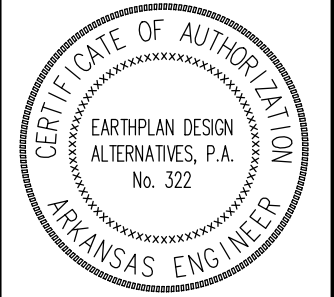


1. ALL CURB RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.3%, BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15.0 FT.
2. ALL SIDEWALKS SHALL HAVE A TARGET CROSS SLOPE OF 1.0%. SEE SIDEWALK DETAILS FOR SIDEWALK CONSTRUCTION REQUIREMENTS. NO PORTION OF ANY SIDEWALK WILL BE ACCEPTED IF THIS CROSS SLOPE EXCEEDS 2.0% OVER ANY 4 FT. WIDE SECTION.
3. CONCRETE SHALL BE 6" THICK AND 3500 PSI WITH 4-7% AIR ENTRAINMENT. 4" OF AGGREGATE BASE SHALL BE REQUIRED BENEATH THE RAMP JUST LIKE SIDEWALK. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
4. DETECTABLE WARNING SURFACES SHALL BE PLACED AT ALL LOCATIONS WHERE RAMPS CROSS A STREET OR A SIGNALIZED COMMERCIAL DRIVEWAY FOR THE FULL WIDTH OF THE RAMP.
5. THE CONTRACTOR SHALL ENSURE THAT THE GUTTER IS MAINTAINED THROUGH THE AREA OF THE RAMP AND THAT ANY TRANSITION AREAS DRAIN TO THE STREET.
6. THE SHADED AREA SHOWN ON THE DETAIL SHALL BE THE PAY LIMITS CONSIDERED AS PART OF THE CURB RAMP.
7. RAMP AND DETECTABLE WARNING SURFACE SHALL BE ORIENTED PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC.
8. THE CURB RAMP WIDTH SHALL MATCH THE SIDEWALK WIDTH.
9. RAMPS SHALL BE MODIFIED AS NECESSARY TO INSURE THAT THEY ARE PARALLEL TO A LINE DRAWN FROM ONE RAMP TO THE CENTER OF THE RAMP ON THE OPPOSITE SIDE OF THE INTERSECTION.
10. PARALLEL CURB RAMPS, BLENDED TRANSITIONS, OR ANY OTHER DEVIATIONS FROM THIS DETAIL WILL REQUIRE SPECIFIC APPROVAL BY THE PLANNING DEPARTMENT STAFF.



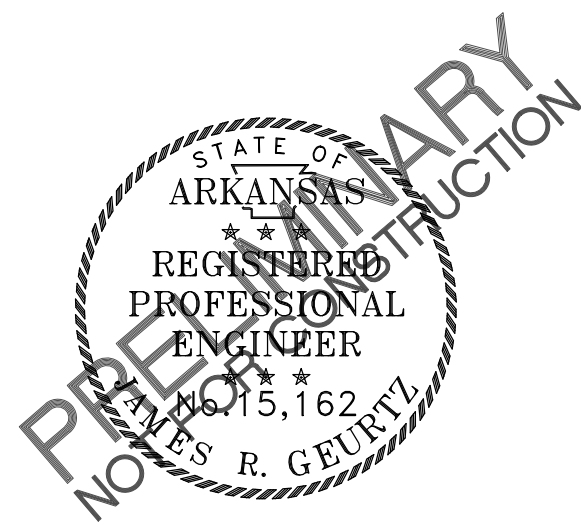
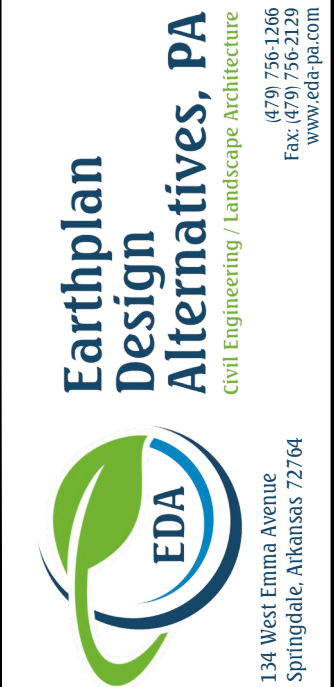
CITY OF ROGERS  
301 WEST CHESTNUT STREET  
ROGERS, ARKANSAS 72756  
(479) 621-1186  
NOT TO SCALE  
JULY 31, 2014  
PERPENDICULAR CURB RAMP  
DETAILS

REVISION	DATE	CHECKED BY: JRG	DRAWN BY: SAH
1	11/24/2015	DATE:	DATE:
2	11/24/2015	SCALE: NONE	SCALE: NONE
3	11/24/2015	JOB NUMBER: 1860	JOB NUMBER: 1860
4	11/24/2015	FILENAME: 1860 DETAILS.DWG	FILENAME: 1860 DETAILS.DWG



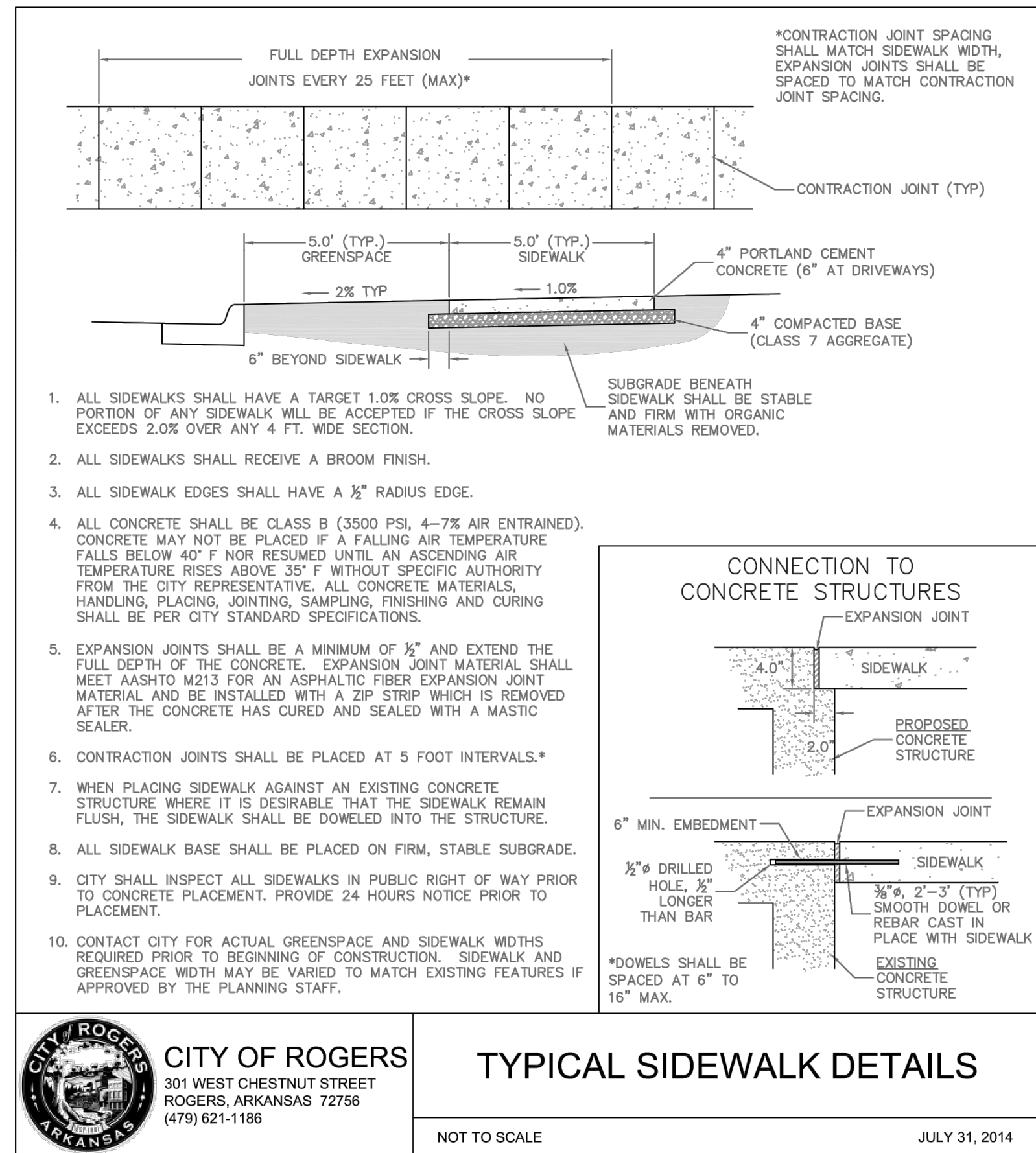
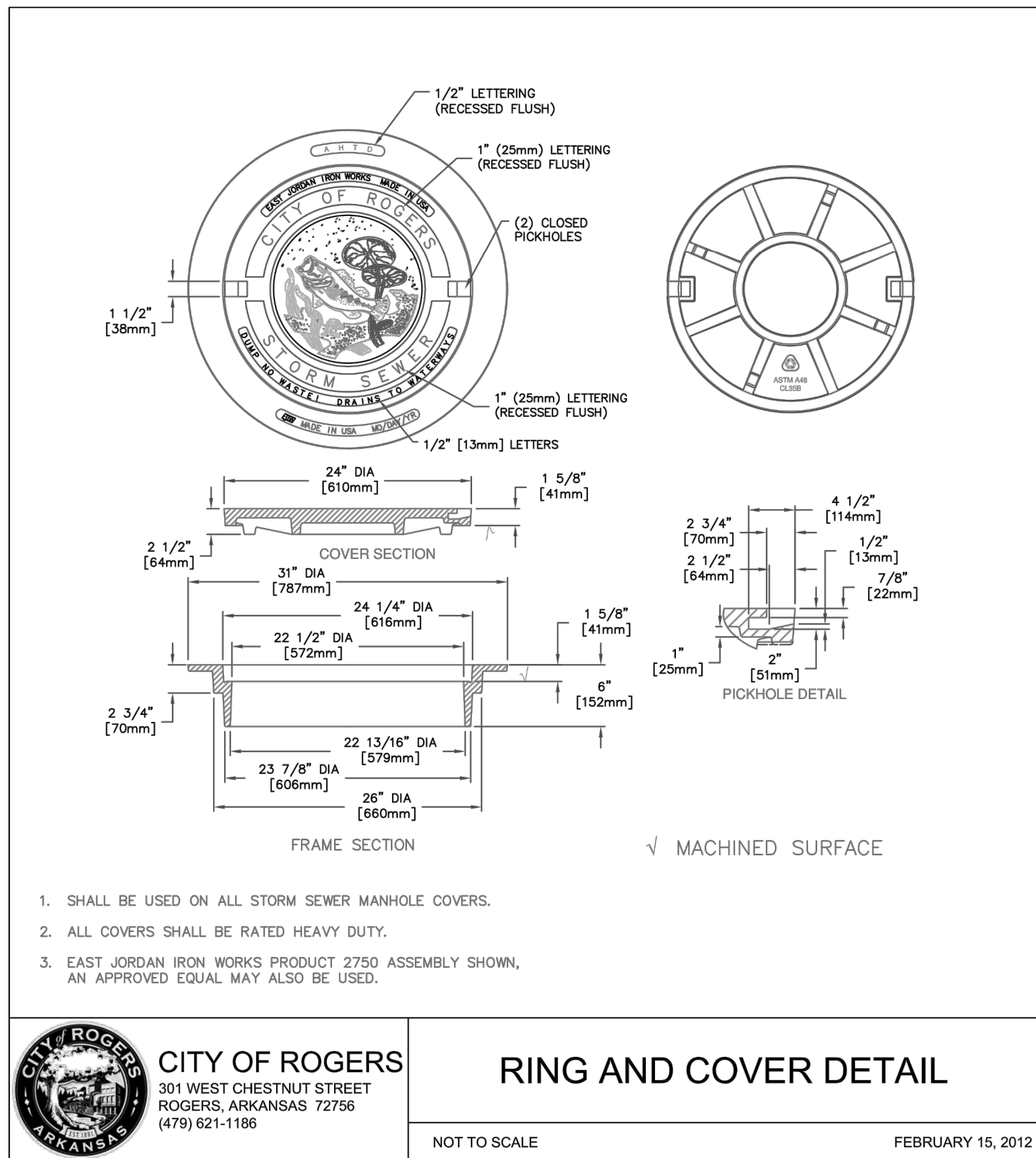
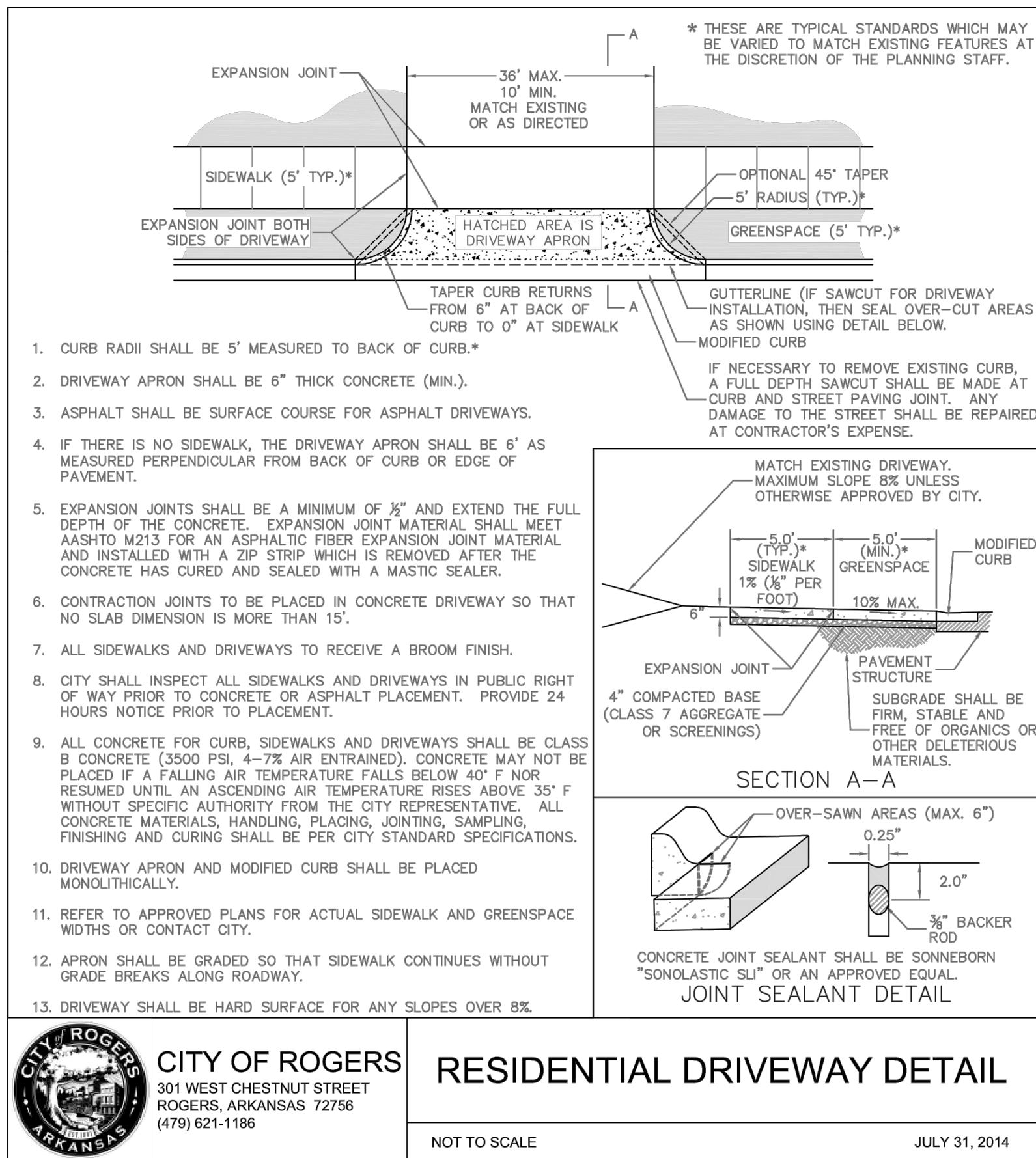
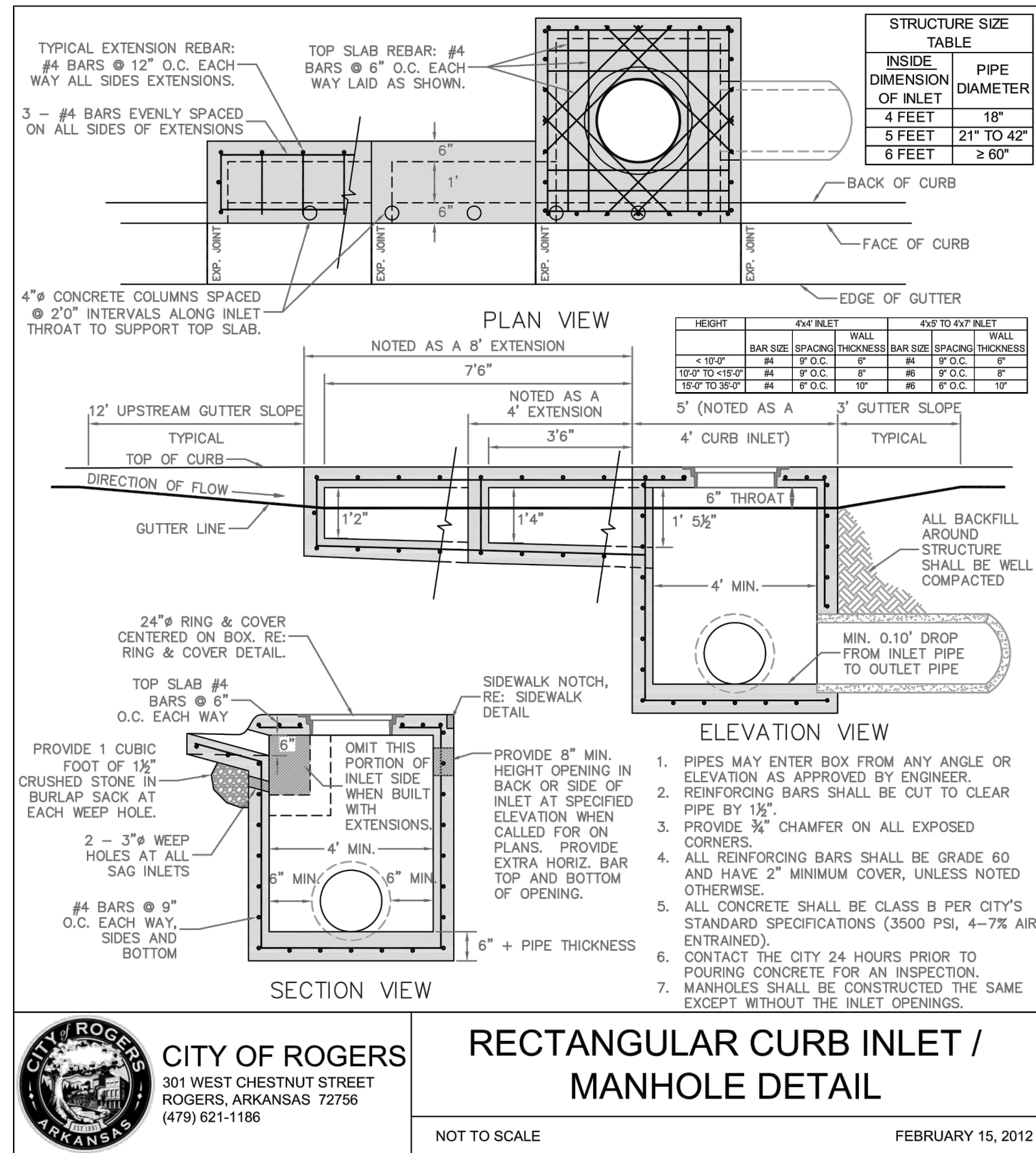
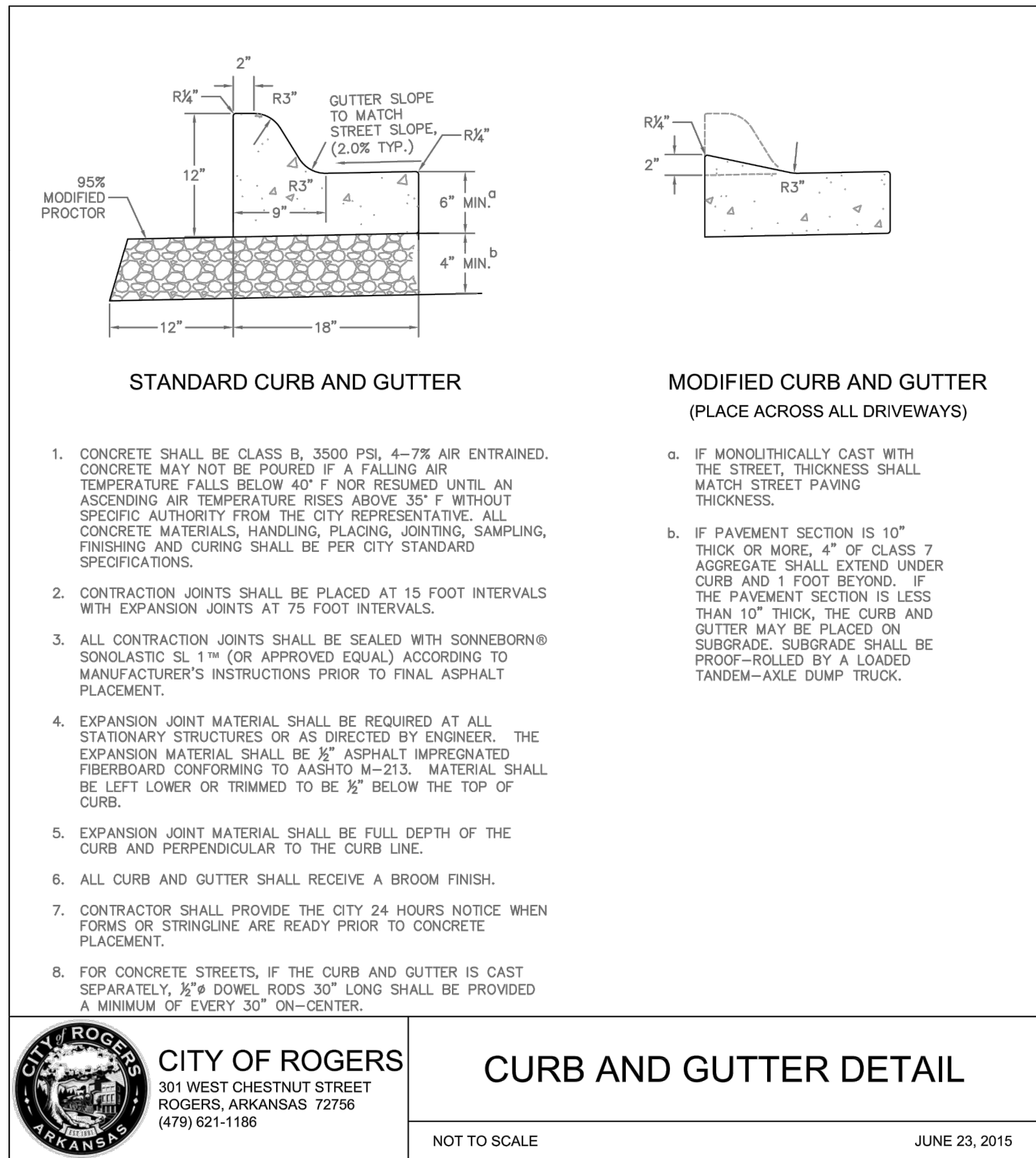
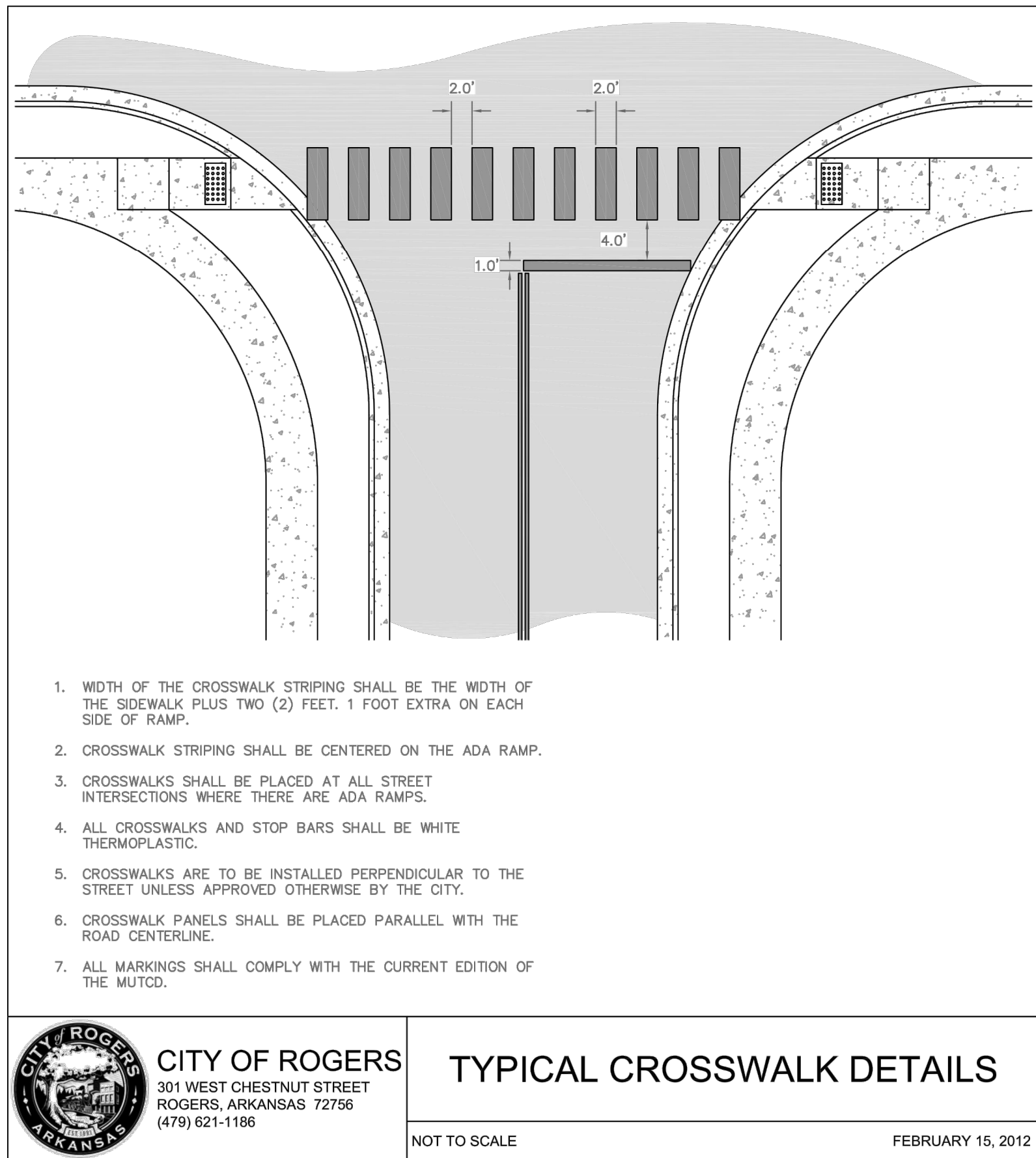
SCALE  
NONE

MISCELLANEOUS DETAILS  
THE GROVES NEIGHBORHOOD  
ROGERS, AR



NOTE:  
CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL CITY OF ROGERS STANDARDS, INCLUDING ANY REVISIONS TO THESE DETAILS.





NOTE:  
CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL  
CITY OF ROGERS STANDARDS, INCLUDING ANY REVISIONS  
TO THESE DETAILS.

REVISION NO.

DATE

CHECKED BY: JRG

DRAWN BY: SAH

DATE: 11/24/2015

SCALE: NONE

JOB NUMBER: 1860

FILENAME: 1860 DETAILS.DWG

CERTIFICATE OF AUTHORIZATION

EARTHPLAN DESIGN ALTERNATIVES, P.A. No. 322

ARKANSAS ENGINEER

SCALE

NONE

MISCELLANEOUS DETAILS

THE GROVES NEIGHBORHOOD

ROGERS, AR

Earthplan Design Alternatives, PA

134 West Emma Avenue  
Springdale, Arkansas 72704

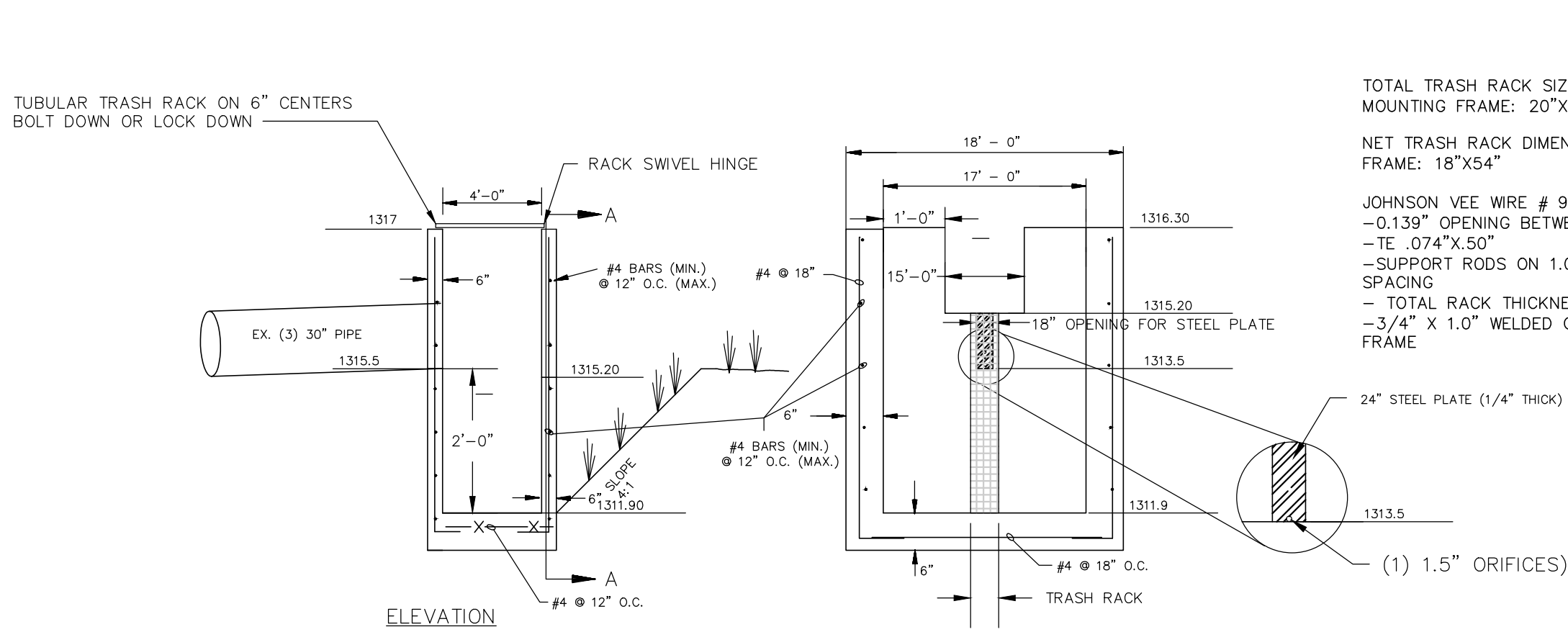
479-795-1266  
www.eda-pa.com

REGISTERED PROFESSIONAL ENGINEER  
No. 15,162  
R. GEURTY

SHEET DT-2

1860 THE GROVES NEIGHBORHOOD



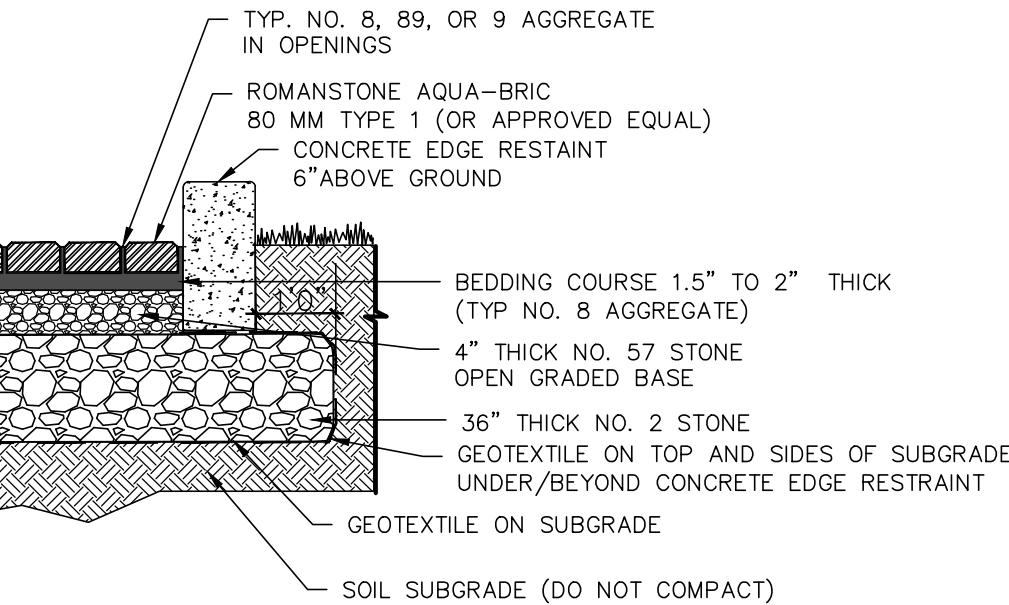


NOTES

1. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY A.S.T.M. D-698-78 (STANDARD PROCTOR) AT  $\pm 2\%$  OF PROCTOR OPTIMUM MOISTURE VALUE.
2. CONCRETE COMPRESSIVE STRENGTH: 3,500 P.S.I. MINIMUM AT 28 DAYS. WITH 5%-8% AIR ENTRAINMENT.
3. WEEP HOLES 2" FROM BOTTOM AT 6' O.C.
4. REINFORCEMENT: AS SHOWN
5. CONTROL JOINTS TO BE 15' O.C. AND FILLED/SEALED.
6. CHAMFER ALL EXPOSED EDGES.

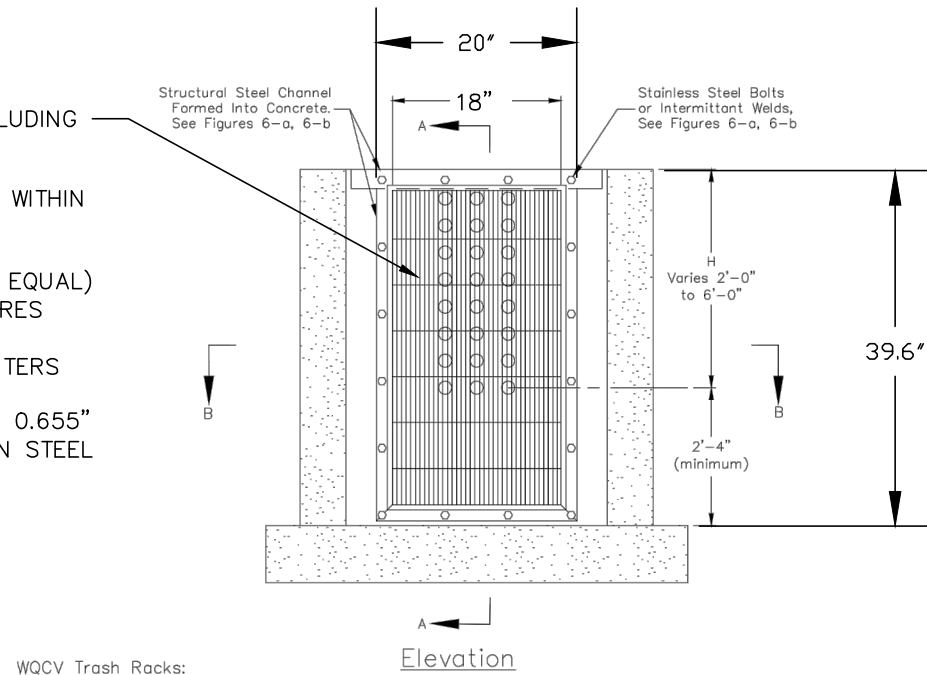
DETENTION POND NI OUTLET STRUCTURE

N.T.S.



PERMEABLE PAVERS

N.T.S.  
DETAIL BY ICPI

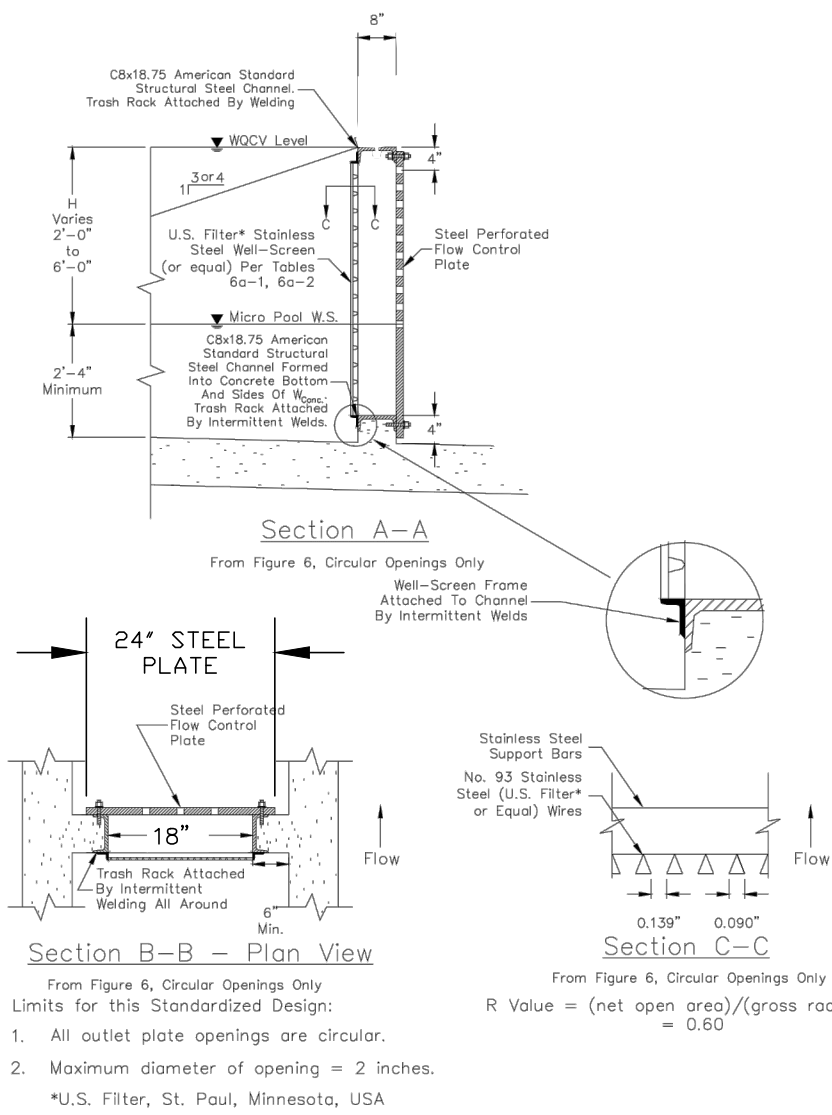


WCV Trash Racks:

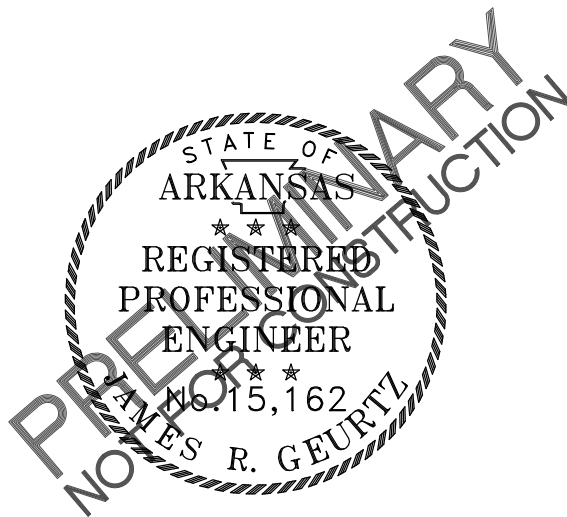
1. Well-screen trash racks shall be stainless steel and shall be attached by intermittent welds along the edge of the mounting frame.
2. Bar grate trash racks shall be aluminum and shall be bolted using stainless steel hardware.
3. Trash Rack widths are for specified trash rack material. Finer well-screen or mesh size than specified is acceptable, however, trash rack dimensions need to be adjusted for materials having a different open area/gross area ratio (R value)
4. Structural design of trash rack shall be based on full hydrostatic head with zero head downstream of the rack.

Overflow Trash Racks:

1. All trash racks shall be mounted using stainless steel hardware and provided with hinged and lockable or boltable access panels.
2. Trash racks shall be stainless steel, aluminum, or steel. Steel trash racks shall be hot dip galvanized and may be hot powder painted after galvanizing.
3. Trash Racks shall be designed such that the diagonal dimension of each opening is smaller than the diameter of the outlet pipe.
4. Structural design of trash rack shall be based on full hydrostatic head with zero head downstream of the rack.



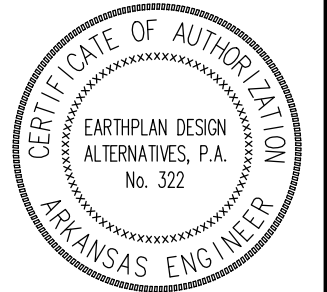
TRASH RACK



NOTE:  
CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL CITY OF ROGERS STANDARDS, INCLUDING ANY REVISIONS TO THESE DETAILS.

DATE	REVISION NO.	REVISION

DRAWN BY: SAH	CHECKED BY: JRG
DATE: 11/24/2015	
SCALE: NONE	
JOB NUMBER: 1860	
FILENAME: 1860 DETAILS.DWG	



SCALE

NONE

MISCELLANEOUS DETAILS  
THE GROVES NEIGHBORHOOD  
ROGERS, AR



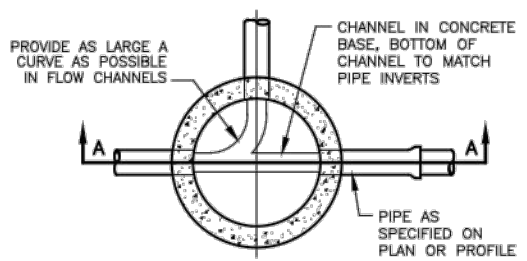






SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

- NOTES:
1. A MANHOLE BARREL CONSTRUCTION JOINT IS ALLOWED WITHIN A STRAINING WALL JOINT OF THE BARREL AT 12'-0" ABOVE THE MANHOLE BASE AND SHALL HAVE A KEY WAY AND A KEY REAR AT 12'-0" IN CENTER WITH 15" MINIMUM. A WATER STOP SHALL BE USED IF IMPOSED BY THE UTILITY.
  2. THE MANHOLE WALLS SHALL BE POURED MONOLITHICALLY.
  3. THE CENTERLINE OF ALL PIPES ENTERING AND LEAVING MANHOLE SHALL PASS THROUGH THE CENTER OF THE MANHOLE.
  4. MANHOLES THAT ARE LESS THAN 12'-0" IN DEPTH SHALL BE INDIVIDUALLY DESIGNED PER LOCATION CONDITIONS AND MUST BE APPROVED BY THE UTILITY.
  5. POUR OUTSIDE MANHOLE BASE SO THAT THE TOP OF OUTSIDE BASE IS EVEN OR 2-INCH ABOVE THE CROWN OF THE PIPES ENTERING THE MANHOLE BASE. EXTEND MANHOLE BASE TO LIMITS OF EXCAVATION IN ALL DIRECTIONS.
  6. A WATER STOP SHALL BE USED IF DIRECTED BY THE UTILITY.
  7. THE BASE AND WALLS SHALL BE POURED MONOLITHICALLY.
  8. THE TOP OF MANHOLE TO BE LEVEL WITH FINISHED GRADE, UNLESS OTHERWISE NOTED OR DIRECTED BY THE UTILITY.
  9. BRUSH FINISH SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.

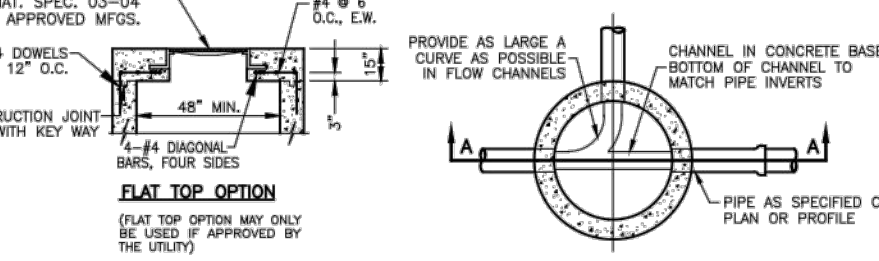


6 FT. CAST-IN-PLACE SANITARY SEWER MANHOLE DETAIL

SD-1  
1  
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS

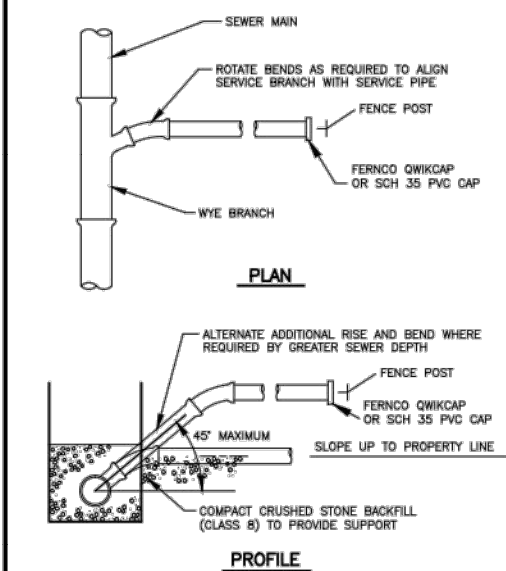
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  9. BRUSH FINISH SURFACES OF CONCRETE AND REMOVE ALL SHARP EDGES.



4 FT. CAST-IN-PLACE SANITARY SEWER MANHOLE DETAIL

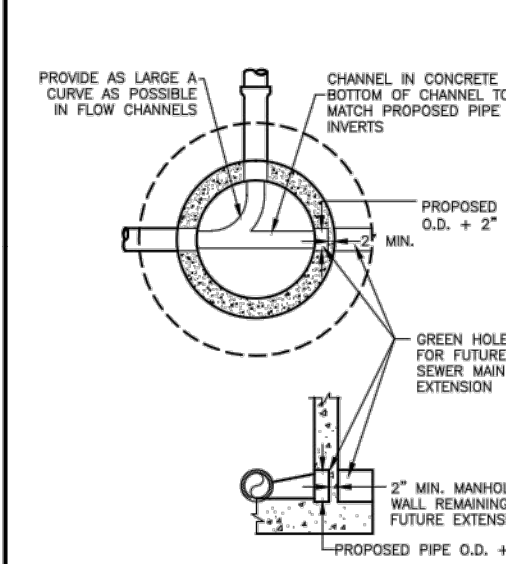
SD-1  
2  
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



STANDARD SEWER SERVICE LATERAL

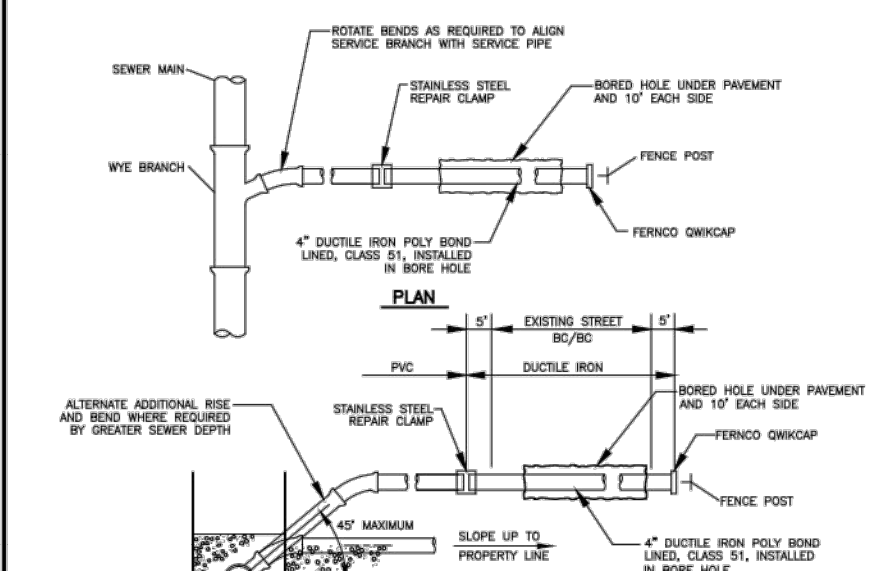
N.T.S.



GREENHOLE/BLOCK OUT FOR FUTURE EXTENSION

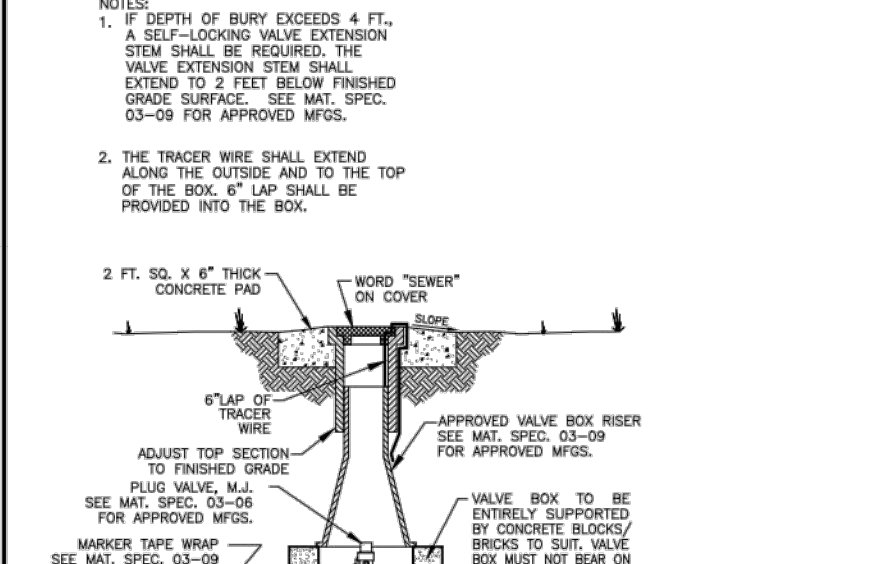
SD-1  
3  
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



BORED SEWER SERVICE LATERAL UNDER EXISTING STREET

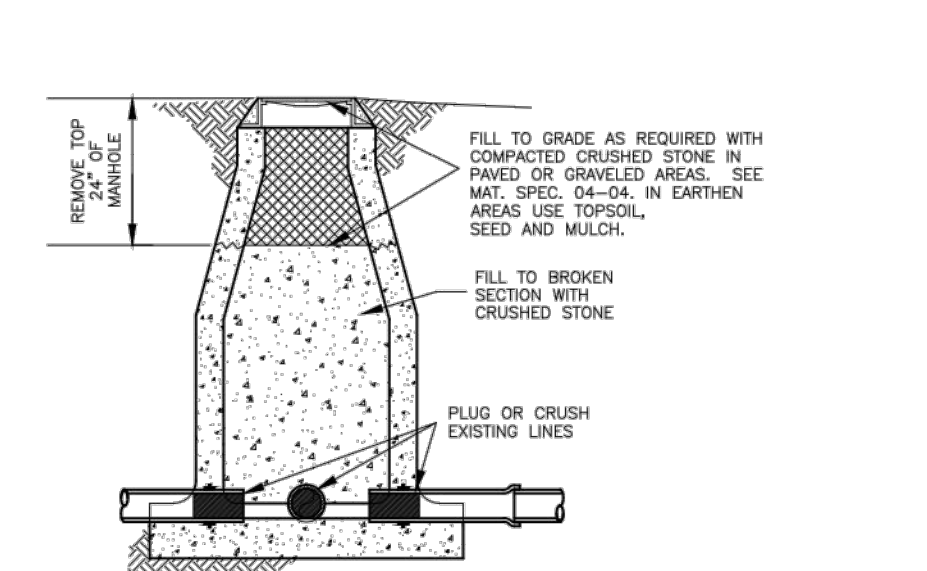
N.T.S.



4'-12' SEWER FORCE MAIN PLUG VALVE DETAIL

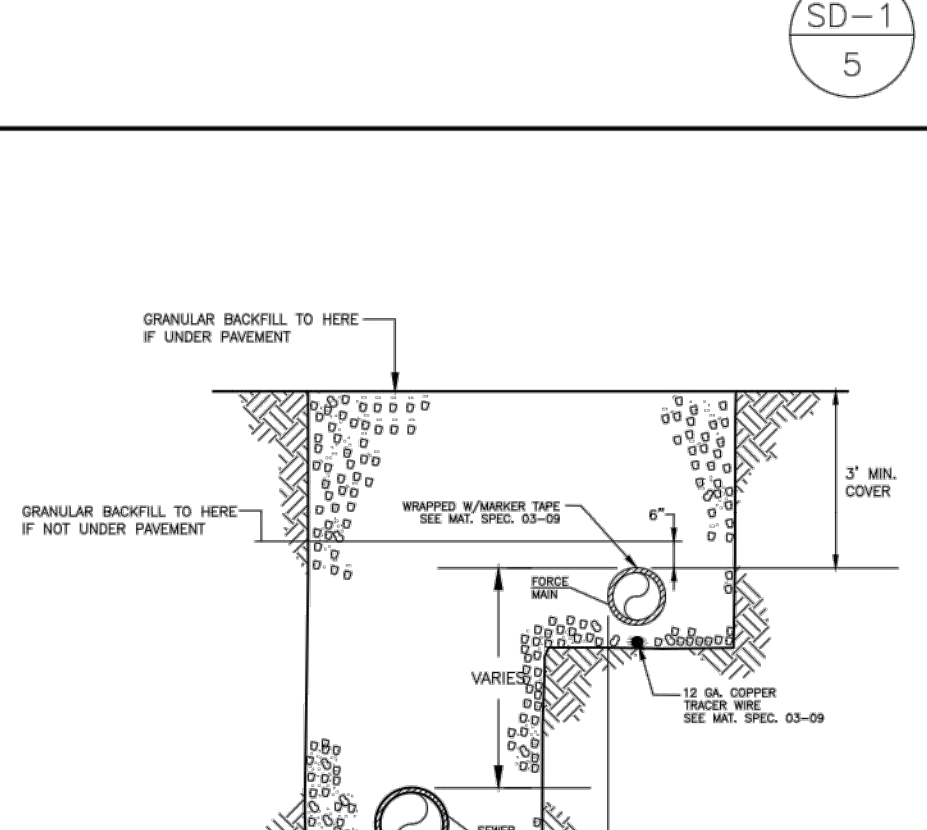
SD-1  
4  
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



SANITARY SEWER MANHOLE ABANDONMENT

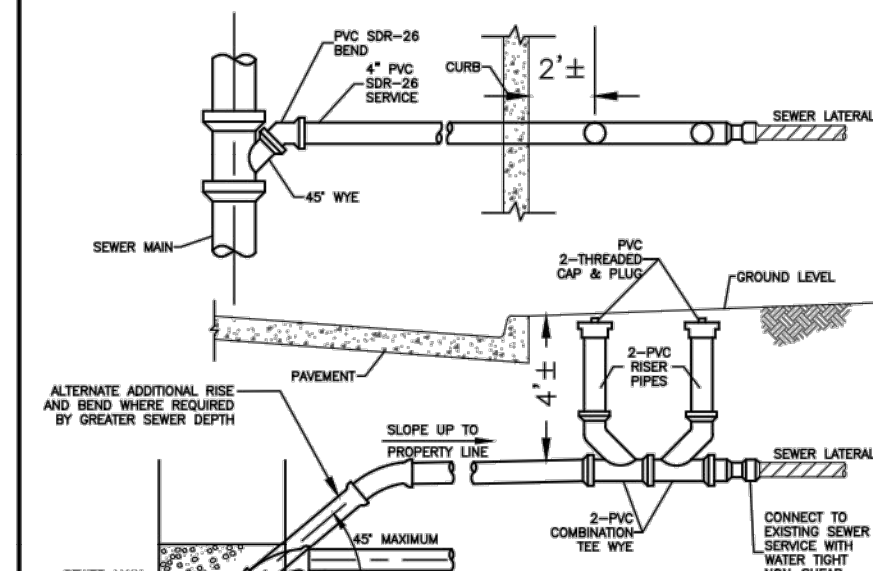
N.T.S.



PARALLEL SEWER FORCE MAIN & SANITARY SEWER MAIN

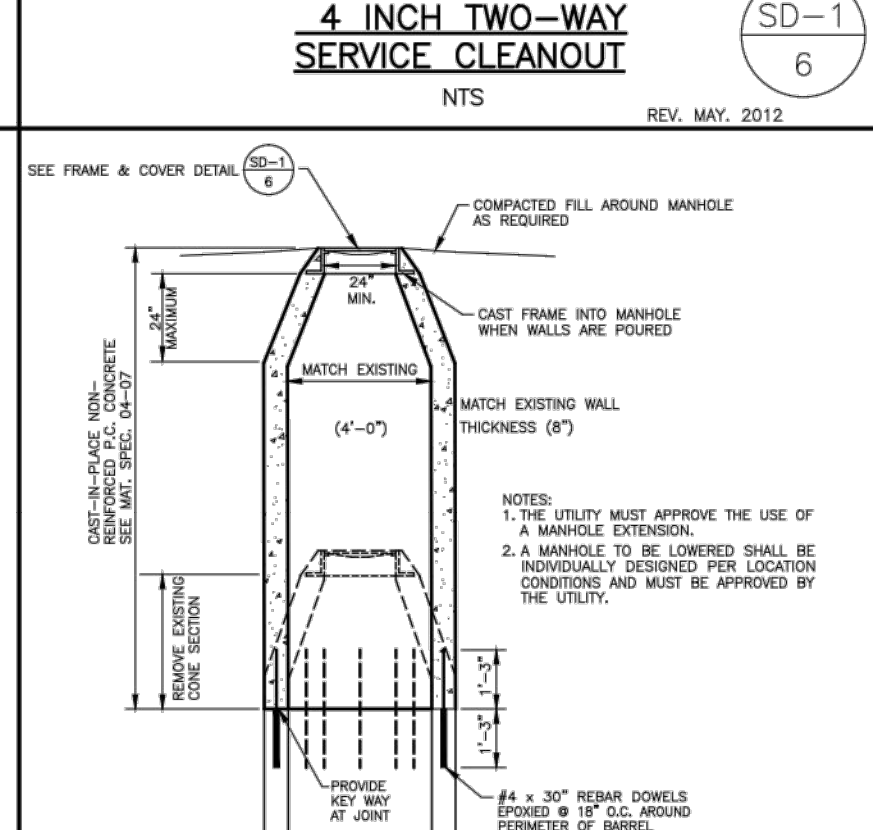
SD-1  
5  
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



4 INCH TWO-WAY SERVICE CLEANOUT

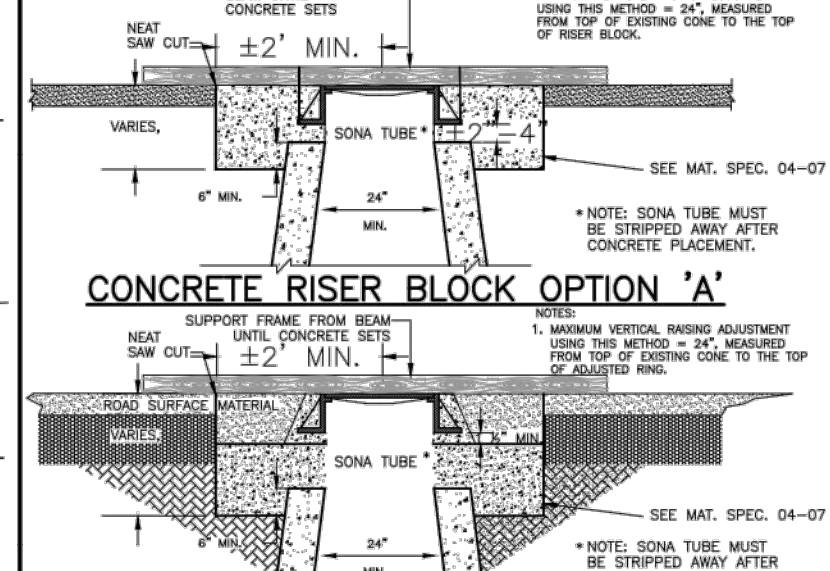
N.T.S.



SANITARY SEWER MANHOLE EXTENSION/SHORTENING DETAIL

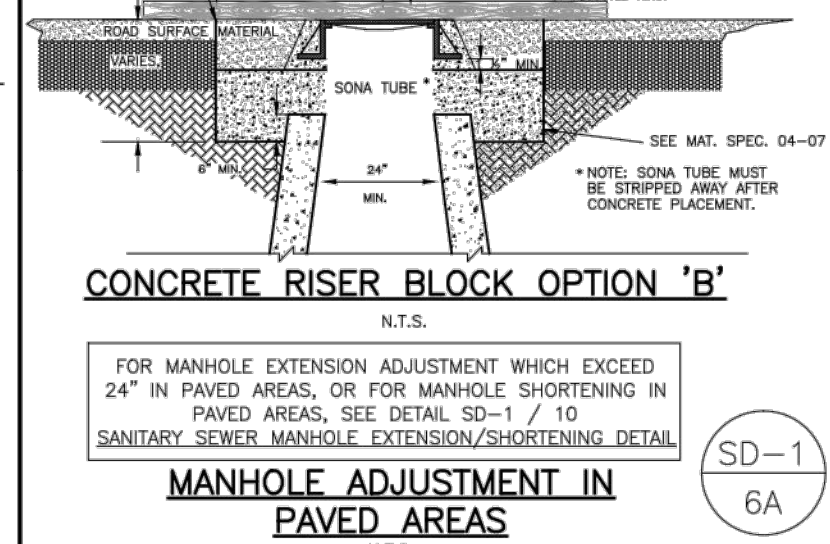
SD-1  
6  
REV. DEC. 2006

SEE MATERIAL SPECIFICATIONS FOR APPROVED MANUFACTURERS



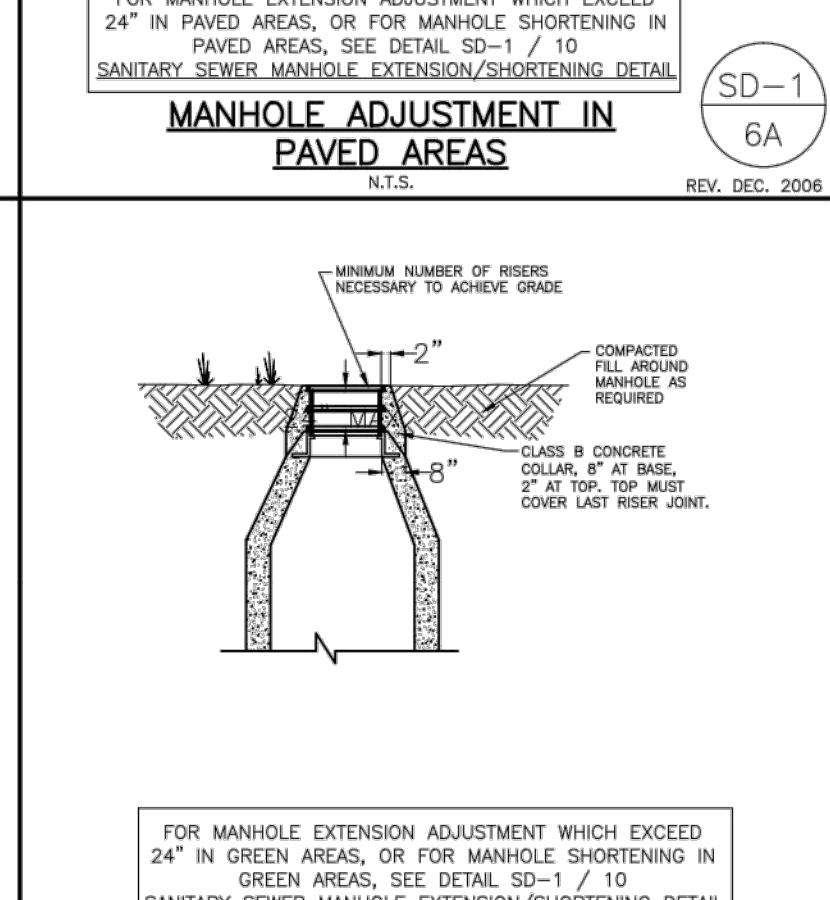
CONCRETE RISER BLOCK OPTION 'A'

N.T.S.



CONCRETE RISER BLOCK OPTION 'B'

N.T.S.



MANHOLE ADJUSTMENT IN PAVED AREAS

SD-1  
7  
REV. DEC. 2006

RESERVED

[HYPERLINK TO RWU WEBSITE FROM ACTIVE .DWG FILE \(HOLD DOWN 'CONTROL KEY' AND LEFT-MOUSE-BUTTON-SELECT THE UNDERLINED LINK\)](http://www.rwu.org/engineering.htm)

SD-1  
11  
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ANTI-SEEPAGE BARRIER COLUMN

SD-1  
12  
REV. DEC. 2006

CONCRETE DRIVEWAY CROSSING REPAIR

SD-1  
13  
REV. DEC. 2006

ASPHALT DRIVEWAY/STREET CROSSING REPAIR

SD-1  
14  
REV. DEC. 2006

TRENCH/PIPE BEDDING DETAIL FOR SEWER FORCE MAINS & SANITARY SEWER MAINS

SD-1  
15  
REV. DEC. 2006

RESERVED

SD-1  
16  
REV. DEC. 2006

GENERAL CONSTRUCTION NOTES:

- A. The contractor will be held solely responsible for damage occurring to any property during the construction of this project. Said contractor shall take all necessary precautions to prevent property damage.
- B. In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours.
- C. The duty of Rogers Water Utilities to conduct construction inspection or review of the contractor's performance is not on inspection or review of the adequacy of the contractor's safety measures in, on, or near the construction site.
- D. All water and sewer improvements shall be constructed in accordance with the latest revision to the Rogers Water Utilities Standard Specifications.
- E. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements on the plans.
- F. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current construction operations. Disposal will be in accordance with all local, state and/or federal regulations governing such operations.
- G. Prior to installation of any utilities, the contractor is to excavate, verify, and calculate all crossings and inform the Rogers Water Utilities of any conflicts prior to construction.
- H. Construction shall not start on any water utility until approval is given by Rogers Water Utilities. Said contractor shall not operate any valve, hydrant, or water utility appearance nor shall he attach to or tap any water utility main without approval. The contractor shall bear the cost and consequence of any disruption of utility operation caused by construction.

SD-1  
17  
REV. DEC. 2006

SEWER FORCE MAIN THRUST BLOCKING DETAIL

N.T.S.

SD-1  
18  
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JACK & BORE UNDER ROADWAY DETAIL

N.T.S.

SD-1  
19  
REV. DEC. 2006

SEWER FORCE MAIN AIR AND VACUUM RELEASE VALVE ASSEMBLY

N.T.S.

SD-1  
20  
REV. DEC. 2006

FARM GATE INSTALLATION DETAIL

N.T.S.

SD-1  
21  
REV. DEC. 2006

BARBED WIRE FENCE CROSSING REPAIR DETAIL

N.T.S.

SD-1  
22  
REV. DEC. 2006

REVISION

NO.	DATE	BY	CHKD BY	DATE
1	11/24/2015	SAH	JRG	

DRAWN BY: SAH  
DATE: 11/24/2015  
SCALE: NONE  
JOB NUMBER: 1860  
FILENAME: 1860 DETAILS.DWG

CERTIFICATE OF AUTHORIZATION  
EARTHPLAN DESIGN ALTERNATIVES, P.A.  
No. 322  
ARKANSAS ENGINEER

STANDARD RWU SEWER DETAILS  
THE GROVES NEIGHBORHOOD  
ROGERS, AR

Earthplan Design Alternatives, PA  
Civil Engineering / Landscape Architecture  
134 West Emma Avenue  
Springdale, Arkansas 72764  
479-751-1266  
Fax: 479-751-1267  
www.eda.com

RWU SD-1









Diagram illustrating the installation of a pipe with flowable fill. The diagram shows a cross-section of a trench with a pipe installed. The pipe is surrounded by flowable fill, which is to be added after the pipe is installed at the location as directed by the Engineer. The trench width is indicated, and the pipe is shown with a diameter of 1' (typical). The flowable fill is shown with a hatched pattern. The trench is shown with a depth of 1' (typical). The diagram also shows the trench bottom and the pipe resting on it. A note indicates that the flowable fill is to be added after the pipe is installed at the location as directed by the Engineer. The diagram also shows the trench width and the pipe diameter. A note indicates that the flowable fill is to be added after the pipe is installed at the location as directed by the Engineer. The diagram also shows the trench width and the pipe diameter. A note indicates that the flowable fill is to be added after the pipe is installed at the location as directed by the Engineer.

UTILITY MAIN

FLOWABLE FILL MATERIAL TO BE ADDED AFTER PIPE IS INSTALLED AT LOCATION AS DIRECTED BY THE ENGINEER. SEE MAT. SPEC. 04-06

1' (TYP.)

1' (TYP.)

TRENCH WIDTH

UNDISTURBED EARTH

MIN. 15" ABOVE TOP OF PIPE

EQUAL TO, OR BELOW, TRENCH BOTTOM

WD-2  
12

Diagram illustrating the installation of a water meter. The diagram shows a vertical pipe assembly with various components labeled:

- EXISTING PUBLIC WATER MAIN** (top connection)
- EXISTING TEE AND VALVE OF EXISTING WATER ELBOW AND TAPPED VALVE (SEE MET. SPEC. 22-20)** (top elbow)
- MIN. 8" D.I.P. WATER MAIN** (upper section of vertical pipe)
- WATER METER, SEE DETAILS WD-1/1A, WD-1/1A, WD-1/1A, WD-1/1A, WD-1/1-7** (the meter unit)
- COMMERCIAL WATER SERVICE** (left connection)
- FIRE HYDRANT VALVE (SEE WD-1/1A AND WD-1/1A-7)** (middle valve)
- NEW PUBLIC WATER MAIN** (lower section of vertical pipe)
- EXEMPT REQUIRED** (bottom connection)
- DISCHARGE VALVE (SEE MET. SPEC. 22-20 FOR APPROVED PRESS. WATER AND GAS (20-22))** (bottom valve)
- PRIVATE FIRE LINE** (bottom connection)
- RELOCATED, IF NEEDED** (pointing to the meter area)
- IRIGATION** (right connection)

WD-2  
3

FIRE HYDRANT ASSEMBLY SEE WD-1/4AAB

FOSTER ADAPTER

M.J. X M.J. GATE VALVE OR BUTTERFLY VALVE SEE SPEC. FOR PIPE SIZE SEE MAT. SPEC. 02-03 FOR APPROVED MPUS

M.J. PLUG




Diagram illustrating the connection of a new water main to an existing pile cap and pile. The diagram shows a cross-section of the structure with various components labeled:

- SOLID SLAB, 18-20 IN. DIA. FOR APPROVED MPFL
- NEW WATER MAIN
- 18-20 RINGS & RYE BOLTS-SEE WP 1/3
- REMOVING SECTION OF EXISTING PILE CAP
- EXISTING PILE CAP
- R.I.G. CAP
- REINFORCED CONCRETE
- UNDISTURBED SOIL
- SOLID CONCRETE DRY BLOCKS
- TAPPING SLAVE & VALVE SEE WP 1/3 FOR APPROVED MPFL
- EXISTING WATER MAIN
- STEEL BEAMS OF 4" X 4" THAT DO NOT FIT
- CONCRETE THROAT BLOCKS SEE WP 1/3
- THROAT BLOCKS SEE WP 1/3 (TYP.)



WD-2  
9



WD-2  
11


WD-2  
13

Figure 10 illustrates typical bracing details for new wire. The diagram shows two cross-sections of a bridge deck. The left section shows a 4-inch pressure-treated brace post supporting a 4-strand of #8 wire twisted together. The right section shows a similar setup with a 6-inch pressure-treated post. Dimensions include 8'-0" spacing between posts, 10'-0" ± wire length, and vertical dimensions of 1/2", 2'-0", and 3'-0".

WD-2  
14



WD-2  
16




METER SIZE	FLOW RANGE	CONNECTION TO MAIN		METER BOX APPROX. SIZE		SOURCE
		NEW MAIN	EXISTING MAIN	SIDEWALK	GREEN AREAS	
5/8" (SINGLE OR DOUBLE)	1-20 GPM	1" CORP. STOP	1" CORP. STOP		~22" DIA. BASE	SEE STANDARD SPEC. 02-10
1"	3-50 GPM	1" CORP. STOP	1" CORP. STOP		~18"x24" BASE	SEE STANDARD SPEC. 02-10
1 1/2"	4-120 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	32" x 42" (PRECAST BOX)	2-24"x37" METER BOXES	SEE STANDARD SPEC. 02-13
2"	4-160 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	32" x 42" (PRECAST BOX)	2-24"x37" METER BOXES	SEE STANDARD SPEC. 02-13
3"	5-350 GPM	SEE WD 1/5	2" TAPPING SADDLE AND VALVE	8' L. x 5.5' W. x 4' D.		PRECAST BY PILE CONCRETE, LOWELL, AR
4"	15-1000 GPM	MAIN x 4" TEE AND VALVE	MAIN x 4" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWU FOR LID DETAIL
6"	30-2,000 GPM	MAIN x 6" TEE AND VALVE	MAIN x 6" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWU FOR LID DETAIL
8"	35-3,500 GPM	MAIN x 8" TEE AND VALVE	MAIN x 8" TAPPING SADDLE AND VALVE	6'x10'		(CAST-IN-PLACE BOX) BY CONTRACTOR-SEE RWU FOR LID DETAIL

WD-2  
19



WD-2  
22

WD-2  
23



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72757-0338

DRAWN BY: <i>DDS</i>	DATE: <i>REV. JAN./08</i>	SHEET NO.  <i>WD-</i>
CHECKED BY: <i>EB</i>	PROJECT NUMBER: <i>STANDARD WATER DETAILS</i>	

**Earthplan  
Design  
Alternatives, PA**  
Civil Engineering / Landscape Architecture  
(479) 756-1266  
Fax: (479) 756-2129

 **EDA**  
1314 West Emma Avenue  
Springdale, Arkansas 72764

134 West Emma Avenue  
Springdale, Arkansas 72764

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